

139 Hidden Valley Green NW
Calgary, Alberta

MLS # A2312579



\$595,000

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,128 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to 139 Hidden Valley Green — a beautifully maintained bungalow-style half duplex located in the highly desirable community of Hidden Valley. Perfectly situated within walking distance to several schools, the community outdoor ice rink, and an extensive network of scenic walking and biking paths, this home offers both convenience and an exceptional lifestyle. Inside, you'll find a spacious and functional layout featuring main floor laundry and a bright living room complete with a cozy gas fireplace, perfect for relaxing or entertaining. With high ceilings on both the main and lower floor as well as large basement windows this home is sure to impress. Recent upgrades include brand new carpet, stylish vinyl flooring, and a brand new roof installed this year, providing peace of mind and modern comfort for years to come. The home also features a double attached garage and a private backyard ideal for enjoying quiet evenings or summer gatherings. Adding even more value, the HOA takes care of irrigation, lawn maintenance and snow removal, making year-round maintenance simple and stress-free. This is an outstanding opportunity to enjoy comfortable living in a welcoming family-friendly community close to parks, amenities, and everyday essentials.