587-899-3773
justin@realtyaces.ca

40, 200 Hidden Hills Terrace NW Calgary, Alberta

MLS # A2340128

$399,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 494
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	M-C1 d33
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to a home that checks a lot of the boxes for buyers looking for space, privacy, natural light, and a great neighbourhood. Situated on a CORNER LOT with open space on three sides, this property offers a level of openness and privacy that is hard to find. With a playground right on the corner and no through traffic, the location is especially appealing for families and anyone who enjoys a quieter setting. Inside, the home is BRIGHT and welcoming, with plenty of natural light throughout. The generous layout offers three good sized bedrooms, giving everyone their own comfortable space while still leaving plenty of room for the rest of the home. The bedrooms are a great size and offer the flexibility buyers are looking for, whether you need bedrooms for the family, a home office, guest space, or simply want room to grow. The main living areas feature GOOD QUALITY WOODEN FLOORING, adding warmth and character while also making the home easy to maintain. Natural light and the open surroundings outside help create a comfortable atmosphere throughout the home. Downstairs, the basement adds even MORE usable space with an entertainment room that can be set up however you like. Create a movie room, games area, workout space, kids’ hangout, or a comfortable spot for hosting friends and family. There is also a dedicated laundry room with additional storage, giving you a practical place to keep everyday items organized and out of sight. The outdoor setting is one of the real highlights here. Being positioned on a corner means OPEN SPACE on three sides, while the playground being directly adjacent provides an excellent recreational option just steps from home. The lack of through traffic adds another layer of peace and quiet to the property. The neighbourhood itself is FRIENDLY, QUIET and well established, making this a comfortable

place to call home. Families will appreciate the nearby schools, including schools in the Hidden Valley area, while those who enjoy outdoor activities will have easy access to the local outdoor rink and surrounding green spaces. Convenience is another major advantage. Costco, Superstore, Walmart and other everyday amenities are approximately 10 MINUTES AWAY, making grocery runs, shopping and errands simple without sacrificing the quieter residential setting. There is also a NEW WATER HEATER, adding peace of mind for the next owner. From the bright interior and generous bedrooms to the corner lot, open surroundings, playground nearby, entertainment space and quiet streets, this is a home that offers the combination of SPACE, LOCATION and LIFESTYLE that many buyers are searching for. Come take a look and see why this one deserves to be on your list!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.