

**25, 200 Hidden Hills Terrace NW**  
**Calgary, Alberta**

**MLS # A2210530**



**\$435,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Experience stylish, modern living in this beautiful 3-level townhouse, featuring 2 bedrooms and 1.5 baths. Nestled in a quiet, well-kept complex with a strong sense of community, this home offers a serene and private setting—perfect for those seeking comfort and tranquility. From the single attached garage, enter into a versatile bonus room—perfect for a family room, home office, or gym—complete with access to a private deck, green space, and a convenient half bath. Upstairs, enjoy a bright and airy open-concept layout with a cozy gas fireplace in the living room, and a modern kitchen featuring stainless steel appliances, a tiled backsplash, sleek cabinetry with generous storage, and durable laminate flooring throughout. The upper level boasts a spacious primary bedroom with dual closets (Jack & Jill style), a large second bedroom with a big walk-in closet, and direct access to the main bathroom. For added convenience, the top floor includes laundry with a high-efficiency washer and dryer and a roomy linen closet. Located steps from a tot lot and green space, and just minutes from Stoney and Shaganappi Trails, this home offers a perfect balance of comfort, functionality, and location. Don’t miss your chance to view this fantastic property—schedule your showing today!