

# \$559,000 - 324 Hidden Hills Place Nw, Calgary

MLS® #A2230324

**\$559,000**

4 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

Welcome to this well-maintained single-family home in desirable Hidden Valley NW, offering over 1300 sq.ft. above grade plus a developed basement - perfect for growing families or savvy investors. This inviting home features 3 bedrooms and 2 1/2 bathrooms, including 3-pcs ensuite off the primary bedroom and a full bath on the upper floor. The bright main floor boasts a cozy living room with a bay window, a spacious dining area, and a functional kitchen with an island and sunny nook, leading to a large deck - ideal for summer gatherings! Enjoy a low-maintenance backyard and a double detached garage, all situated on a quiet street across from a beautiful park with plenty of street parking. Families will appreciate the close proximity to schools, playgrounds, and easy access to Stoney Trail for commuting. The basement is professionally developed with an addition bedroom and a large recreation room - a great space for guests, teens, or home office needs. Recent updates include: New Roof (2025). Water Tank (2023), Hood Fan (2023) and newly painted throughout. Don't miss this opportunity to live in a quiet, family-friendly neighborhood with all amenities close by!

Built in 2000

## Essential Information

MLS® # A2230324

Price \$559,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,354       |
| Acres          | 0.07        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 324 Hidden Hills Place Nw |
| Subdivision | Hidden Valley             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 6E3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Playground                                      |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 15th, 2025

Days on Market              42

Zoning                         R-CG

### **Listing Details**

Listing Office                Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.