

# \$521,888 - 136 Hidden Hills Place Nw, Calgary

MLS® #A2254357

**\$521,888**

3 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.08 Acres

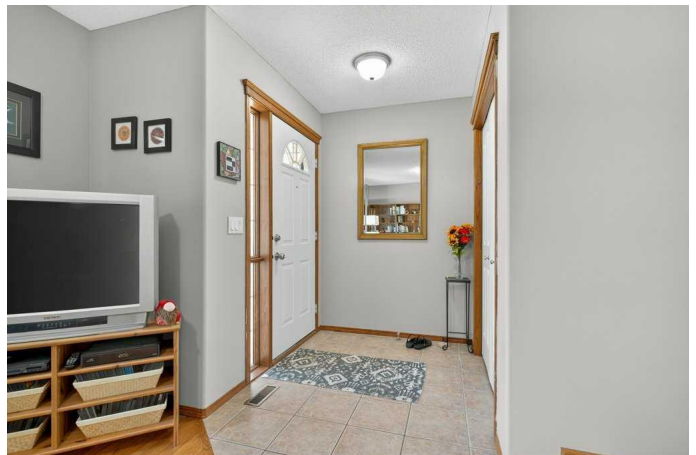
Hidden Valley, Calgary, Alberta

Charming, open, and sunny, this 4-level split in Hidden Valley offers 1,643 finished sq. ft. across three levels, plus a walkout third level. Nestled on a quiet cul-de-sac, the home features a west-facing living room with hardwood floors and a kitchen with warm maple cabinetry, an island, corner pantry, dining area, and gas range. Upstairs, you'll find a primary bedroom with a 2-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The third level expands your living space with a versatile rec room, complete with a newer gas fireplace (2022) and direct walk-out access to the backyard. The fourth level provides excellent storage and potential for future development. Recent updates include new shingles (2021). Aerial photos highlight the landscaped lot with lane access and nearby pathways. Hidden Valley is a family-friendly community offering parks, schools, shopping, and quick access to both Shaganappi Trail and Stoney Trail.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2254357  |
| Price      | \$521,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,096         |
| Acres          | 0.08          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 136 Hidden Hills Place Nw |
| Subdivision | Hidden Valley             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 6E2                   |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, See Remarks |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, See Remarks                  |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas, Free Standing, Recreation Room                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full, Unfinished                                                       |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Wood Frame                                                                                       |
| Foundation        | Poured Concrete                                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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