

# \$749,900 - 30 Hidden Circle Nw, Calgary

MLS® #A2262844

**\$749,900**

5 Bedroom, 5.00 Bathroom, 1,800 sqft  
Residential on 0.11 Acres

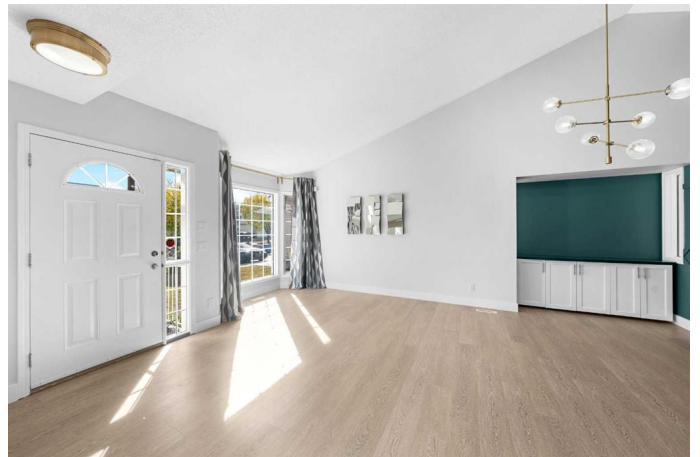
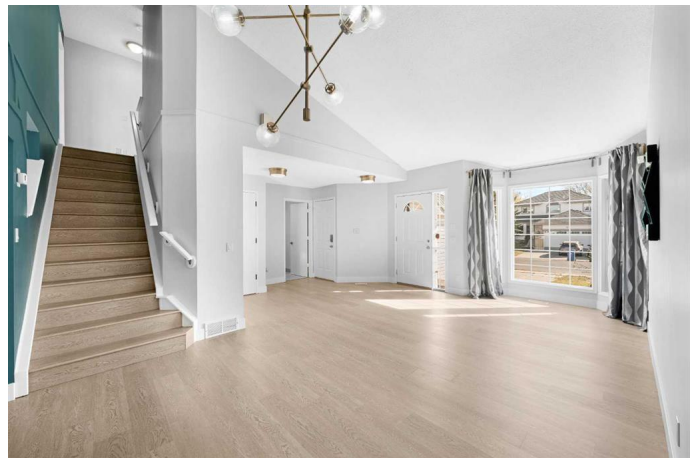
Hidden Valley, Calgary, Alberta

**\*\*OPEN HOUSE this SAT, Oct 11th at 2-4PM\*\*** Welcome to this beautifully updated home, just steps from a scenic walking path leading to a peaceful pond. Offering 3 Bedrooms, 2.5 Baths, with 1,800 sq. ft. above grade, plus a 2-Bedroom, 2-Bath Legal Basement Suite, this home provides space for family living and rental or extended family income potential.

Step inside to a south-facing, sunny main level with vaulted ceilings in the Living and Formal Dining Rooms, a feature wall, and upgraded light fixtures. The Family Room features a Gas Fireplace with tile surround and built-in Bookcases. The spacious Kitchen boasts a center island with brand-new quartz countertops, corner pantry, and a skylight that brightens the Kitchen, creating an airy and inviting space perfect for cooking and entertaining, plus access to the Deck with gas hookup, overlooking a large Backyard.

On the upper level, retreat to the Primary Bedroom with a generous Walk-In Closet and stylish 3-Piece Ensuite. Two additional Bedrooms share a 4-Piece Bathroom to complete this level.

The fully developed Legal Basement Suite with separate entrance features 2 Bedrooms, 2 full Bathrooms, in-suite stacked Laundry, and a contemporary open-concept Kitchen, Dining, and Living area—ideal for rental



income or extended family.

Additional upgrades include Luxury Vinyl Plank Flooring throughout the entire house, insulated floor/ceiling for soundproofing, new Egress Windows, and new Roof, Fascias, and Gutters. All Bathrooms have been fully renovated with contemporary finishes.

Located in Hidden Valley, this home is close to Saint Elizabeth Seton K-9, Hidden Valley School K-4 (Public English & Early French Immersion), and just minutes from Creekside amenities, SPLITSVILLE, and GoodLife Fitness. Quick access to Country Hills Blvd, Beddington Trail, 14 St, Stoney & Deerfoot Trails makes commuting a breeze.

This move-in ready home blends modern upgrades, smart design, and income potential.

Built in 1994

**Essential Information**

MLS® #	A2262844
Price	\$749,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,800
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	30 Hidden Circle Nw
Subdivision	Hidden Valley

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5G9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Zoning	R-CG

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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