

\$640,000 - 18 Hidden Valley Gate Nw, Calgary

MLS® #A2214112

\$640,000

4 Bedroom, 3.00 Bathroom, 1,302 sqft
Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

*****OPEN HOUSE : SATURDAY, APRIL 26TH FROM 12-2PM & SUNDAY, APRIL 27TH FROM 12-2PM***** Step into a home that truly feels like family. This warm and welcoming 4 BEDROOM, 3 BATHROOM bungalow offers 2,381 SQ.FT. of beautifully designed space where memories are waiting to be made. Whether you're just starting your journey, expanding your family, or embracing the joy of multi-generational living, this home gives you the space " and the heart " to do it all.

Freshly painted and full of light, the home feels bright, welcoming, and move-in ready. The RARE WALKOUT BASEMENT offers endless possibilities " a separate space for teens, extended family, or the perfect playroom or media zone. Plus, with a HEATED ATTACHED GARAGE and TWO FRIDGES, daily life becomes just a little more convenient.

But what truly sets this home apart is the LOCATION. Just 5 MINUTES from everything you need " Co-op, Shoppers Drug Mart, doctors, GoodLife Fitness, and local restaurants that feel like old friends. And for the kids? Both CATHOLIC and PUBLIC ELEMENTARY & JUNIOR HIGH SCHOOLS are just around the corner, creating a community where your children can learn, grow, and thrive.

This is more than just a house. It's™s where Sunday mornings are slow, family dinners are



loud, and the best moments happen in the everyday. It's a place to grow, to connect, and to build your family's future – all in a neighborhood that feels like home the moment you arrive.

Built in 1996

Essential Information

MLS® #	A2214112
Price	\$640,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	18 Hidden Valley Gate Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3a5m1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

	Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Double Sided, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	R-C1

Listing Details

Listing Office	First Place Realty
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