

# \$549,900 - 195 Hidden Valley Park Nw, Calgary

MLS® #A2245147

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to 195 Hidden Valley Park NW â€” your retreat in one of Calgaryâ€™s most sought-after family communities!

Nestled on a quiet street in the heart of Hidden Valley, this spacious multi-level home offers a smart layout with 3 well-sized bedrooms and 2 full bathrooms plus 2 pcs bath on main floor, ideal for growing families or those looking to spread out.

You'll love the bright and airy living room, featuring soaring vaulted ceilings, large windows, and a cozy gas fireplaceâ€”perfect for both quiet evenings and entertaining guests. The home has been upgraded with beautiful hardwood flooring and a recently replaced roof, offering both style and long-term value.

Step outside to a sun-soaked southwest-facing backyard with an oversized deck, interlocking brick patio, and a convenient storage shedâ€”a private oasis for summer BBQs, gardening, or simply relaxing under the sky. The location is unbeatable: just one block from the Hidden Valley Community Association and Recreation Centre, and within easy walking distance to top-rated schools, parks, and picturesque pathways. Hidden Valley is known for its friendly vibe, scenic ravines, and easy access to major routesâ€”making it a perfect place to call home.

Donâ€™t miss your chance to settle into this welcoming, well-loved neighbourhood.

Youâ€™re going to feel right at home! All potential buyers are encouraged to include a



polybutylene (Poly-B) plumbing inspection, as the sellers are unaware of its presence in the property.

Built in 1995

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245147      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,243         |
| Acres          | 0.10          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 195 Hidden Valley Park Nw |
| Subdivision | Hidden Valley             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 5M2                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                  |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Other                                 |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 31               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Realty Link |
|----------------|-------------|

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