

**76 Hidden Way NW  
Calgary, Alberta**

**MLS # A2239012**



# \$540,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Gentle Sloping, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

Offering 1,544 square feet of developed space across three finished levels, this Hidden Valley home features a functional and flexible layout suited to a variety of lifestyles. The main floor connects the kitchen, dining, and front living room in an easy flow—ideal for everyday living and casual gatherings. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary, with additional rooms that work well for kids, guests, or a home office. The walkout level adds valuable living space with direct access to the backyard, a cozy gas fireplace, and a fourth bedroom or office—perfect for guests, older children, or a quiet workspace. The basement remains undeveloped, offering future potential to expand. Out back, the large, gently sloping yard offers plenty of space for kids, pets, or entertaining—plus ample room to build a double detached garage if desired. Set in a family-friendly community with access to parks, pathways, and highly rated schools, this location also provides quick connections to transit, major routes, and weekend getaways to the mountains.