

**276 Hidden Valley Grove NW  
Calgary, Alberta**

**MLS # A2284083**



# \$599,900

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed, Greenhouse and Garden Beds

Welcome to 276 Hidden Valley Grove NW – an incredible opportunity to own a detached home with a front-attached garage in the well-established community of Hidden Valley, all at one of the best price points in the neighbourhood. Tucked away on one of the quietest streets in the community, this home offers a peaceful setting away from traffic and bus routes, while still being walking distance to transit and providing easy access to major roadways. Hidden Valley is known for its mature feel, family-friendly atmosphere, and excellent access to schools, parks, and amenities. Step inside to a bright, open-concept main floor featuring a spacious living room, a generous kitchen with central island, and a separate dining area that flows seamlessly to the backyard – perfect for everyday living and entertaining alike. A 2-piece bathroom and convenient main-floor laundry complete this functional layout. Upstairs, the primary bedroom offers plenty of space and comfort, highlighted by a walk-through closet leading to a well-designed 4-piece ensuite featuring a rare shower room layout – with a separate walk-in shower and a large bathtub. Two additional bedrooms and another 4-piece bathroom round out the upper level. The basement is mostly unfinished, with electrical already roughed in and an excellent layout for future development, allowing you to add value and customize the space to suit your needs. Major updates include a new roof and siding completed last year, offering peace of mind for years to come. If you’ve been waiting for an affordable way to get into a detached home with an attached garage in an established northwest Calgary community, this is your chance. Don’t miss it.