

195 Hidden Valley Park NW  
Calgary, Alberta

MLS # A2245147



**\$549,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1995 (30 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>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

<b>Inclusions:</b>	N/A
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Welcome to 195 Hidden Valley Park NW — your retreat in one of Calgary’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 fireplace—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 shed—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 routes—making it a perfect place to call home. Don’t miss your chance to settle into this welcoming, well-loved neighbourhood. You’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.