

## 194 Hidden Valley Villas NW Calgary, Alberta

**MLS # A2219134**



# \$360,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Outside, See Remarks, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully renovated townhouse in the highly sought-after community of Hidden Valley, NW Calgary! Offering 1,157 square feet of above-grade living space, this bright and stylish home features 2 spacious bedrooms, 1.5 bathrooms, and an unspoiled 543 square foot basement awaiting your creative touch. Step inside to find newer laminate and tile flooring, fresh paint throughout, and a modern white kitchen with granite countertops, upgraded backsplash, stainless steel appliances and full-size walk-in pantry. The cozy gas fireplace adds warmth and charm to the living area, while the southeast-facing backyard and private patio provide the perfect setting for morning coffee or evening relaxation—backing directly onto a serene central greenspace. Additional highlights include a newer hot water tank and an assigned parking stall (#98, conveniently located out front of the townhouse). This move-in ready home blends comfort, style, and location—ideal for first-time buyers, small families, or savvy investors! Don't miss out, call today!