# \$579,000 - 324 Hidden Hills Place Nw, Calgary

MLS® #A2230324

### \$579,000

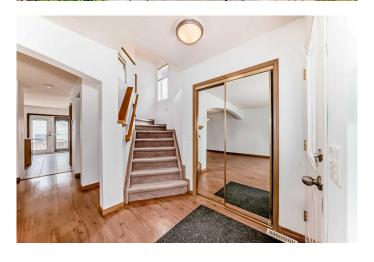
4 Bedroom, 3.00 Bathroom, 1,354 sqft Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

Welcome to this well-maintained single-family home in desirable Hidden Valley NW, offering over 1300 sq.ft. above grade plus a developed basement - perfect for growing families or savvy investors. This inviting home features 3 bedrooms and 2 1/2 bathrooms, including 3-pcs ensuite off the primary bedroom and a full bath on the upper floor. The bright main floor boasts a cozy living room with a bay window, a spacious dining area, and a functional kitchen with an island and sunny nook, leading to a large deck - ideal for summer gatherings! Enjoy a low-maintenance backyard and a double detached garage, all situated on a quiet street across from a beautiful park with plenty of street parking. Families will appreciate the close proximity to schools, playgrounds, and easy access to Stoney Trial for commuting. The basement is professionally developed with an addition bedroom and a large recreation room - a great space for guests, teens, or home office needs. Recent updates include: New Roof (2025). Water Tank (2023), Hood Fan (2023) and newly painted throughout. Don't miss this opportunity to live in a quiet, family-friendly neighborhood will all amenities close by!







Built in 2000

#### **Essential Information**

MLS® # A2230324 Price \$579,000 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,354

Acres 0.07

Year Built 2000

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 324 Hidden Hills Place Nw

Subdivision Hidden Valley

City Calgary

County Calgary

Province Alberta

Postal Code T3A 6E3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 15th, 2025

Days on Market 5

Zoning R-CG

## **Listing Details**

Listing Office Grand Realty

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