

# \$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 Trail 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 with 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            24

Zoning                        R-CG

### **Listing Details**

Listing Office                Grand Realty

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