

# \$599,900 - 30 Hidden Hills Terrace Nw, Calgary

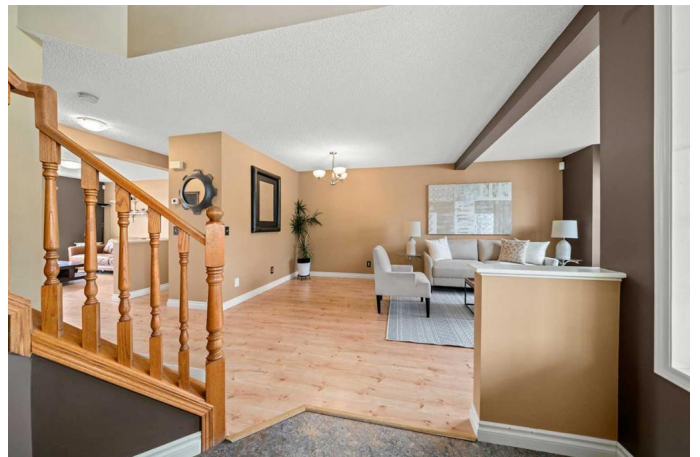
MLS® #A2212799

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,579 sqft  
Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 3 AND SUNDAY MAY 4 2PM TO 4PM - 3-Bedroom Walkout Home with EV Charger, Hot Tub Rough-In & Legal Suite Potential (subject to permits and city approval) – Quiet Hidden Valley Location! Welcome to 30 Hidden Hills Terrace NW – a bright and spacious just under 1,600 sq ft home on the top two floors, located on a quiet, family-friendly street in sought-after Hidden Valley. Featuring 3 generous bedrooms, an open-concept layout with laminate floors on the main level, and a full unfinished walkout basement, this home offers exceptional value and future potential. The walkout basement is prime for development into a legal secondary suite. With its separate entrance and full-height ceiling, the groundwork is already in place for those looking to add long-term value - great for multi generational families and possible income potential. Modern upgrades include a built-in EV charger and rough-in for a hot tub, perfect for forward-thinking buyers. While there is no garage, the property includes ample parking in rear and street parking, plus room to build a garage if desired. Enjoy the best of both worlds with this peaceful location that also offers quick and easy access in and out of the community via Stoney Trail, Beddington Trail, and nearby transit. You’re also just minutes from top-rated schools, parks, playgrounds, and all the amenities a growing family needs. Rarely does a walkout home with this kind of potential hit the market at this



price. Donâ€™t miss your chance â€” book  
your private showing today!

Built in 1998

**Essential Information**

MLS® #	A2212799
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	30 Hidden Hills Terrace Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6E1

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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