

8, 200 Hidden Hills Terrace NW
Calgary, Alberta

MLS # A2220179



\$425,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,454 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to this bright and spacious 3-bedroom, 2.5-bathroom townhome tucked away in a quiet and well-maintained complex—a true hidden gem! Step inside and you’ll immediately notice the abundance of natural light throughout the home. The entry-level features a versatile den, perfect for a home office, workout space, or creative studio. Upstairs, the main level impresses with rich hardwood flooring, a large open living and dining area anchored by a cozy gas fireplace, and access to a private deck overlooking a peaceful green space—ideal for relaxing or entertaining. The kitchen is thoughtfully laid out with a breakfast bar and plenty of counter space, and a convenient powder room completes the main floor. The upper level offers three generously sized bedrooms, including a bright and spacious primary retreat with a 4-piece ensuite. The additional bedrooms share a full bath with a tub/shower combo, and you’ll love the ease of upper-floor laundry. Additional features include a single attached garage and a huge storage room on the lower level, offering plenty of room for all your extras. While the home is currently lived in and full of personality, it’s been exceptionally well cared for and offers incredible potential for its next owner. This is a rare opportunity to own a fantastic home in a great location—don’t miss it!