

# \$689,000 - 116 Hidden Circle Nw, Calgary

MLS® #A2208731

**\$689,000**

4 Bedroom, 4.00 Bathroom, 1,872 sqft  
Residential on 0.23 Acres

Hidden Valley, Calgary, Alberta

Welcome to one of the largest pie-shaped lots in Hidden Valley! This 3+1 bedroom, 3.5 bath home is tucked away on a quiet cul-de-sac, just steps from a pond, parks and pathways. The main floor features a functional layout with a bright living/dining area, spacious oak kitchen with island, pantry, plus a cozy family room with gas fireplace. Upstairs offers 3 bedrooms, including a large primary suite with walk-in closet and 4-piece ensuite. The fully finished basement includes a rec room, wet bar, 4th bedroom, 3-piece bath, and gas stove fireplace. Enjoy the massive and beautifully landscaped, sun-filled backyard with mature trees, perennial gardens, and a large two-tiered cedar deck with pergola. Close to schools, transit, shopping, and major routes – this home truly has it all!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208731  |
| Price          | \$689,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,872     |
| Acres          | 0.23      |
| Year Built     | 1994      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 116 Hidden Circle Nw |
| Subdivision | Hidden Valley        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5G9              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Central Vacuum, Kitchen Island, No Smoking Home, Vinyl Windows, Skylight(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Wood Stove  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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