

# \$695,000 - 260 Hidden Valley Manor Nw, Calgary

MLS® #A2208473

**\$695,000**

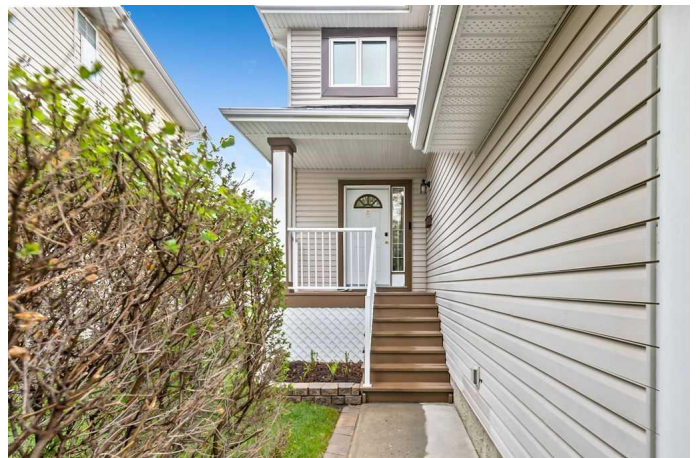
5 Bedroom, 3.00 Bathroom, 1,751 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

FRESH MAIN FLOOR PAINT | OVER \$51,000  
IN UPGRADES | PIE-SHAPED LOT |  
CUL-DE-SAC LOCATION | BONUS ROOM |  
FULLY FINISHED

Tucked into a quiet cul-de-sac in family-friendly Hidden Valley, this fully finished home sits on an oversized pie-shaped lot and has been thoughtfully updated for both comfort and style. With over \$51,000 invested in upgrades—including new windows, a full HVAC system with A/C, roof, appliances, insulation, and more—you'll enjoy peace of mind for years to come. The main floor has been freshly painted in soft, neutral tones, creating a bright and inviting space that flows beautifully into the chef's kitchen. Granite counters, upgraded stainless steel appliances, a huge island, and walk-in pantry make entertaining easy, and the dining area opens directly to a beautiful large deck and sunny backyard. Upstairs, you'll find a bright bonus room and three generously sized bedrooms, including a primary suite with a spacious walk-in closet and updated ensuite. The lower level is fully finished with a large rec space and flex areas for movie nights, hobbies, or guests. Located close to schools, parks, and pathways with easy access to Stoney Trail—this is the one you've been waiting for. You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1997



## Essential Information

MLS® #	A2208473
Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	260 Hidden Valley Manor Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V4

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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