117 Hidden Spring Circle NW

Calgary | Active | MLS® A2334324

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1995**	**1,151.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

THE OPPORTUNITY IS HERE. THE POTENTIAL IS INCREDIBLE. AND THE NEXT CHAPTER? THAT'S YOURS TO CREATE!

Welcome to a home where space, opportunity, and location come together to offer something truly exciting!

This spacious bi-level offers just under 2,000 sq. ft. of total living space, featuring 3 bedrooms, 2 full bathrooms, a WALKOUT BASEMENT, a DOUBLE FRONT ATTACHED GARAGE, and a LARGE, PRIVATE PIE-SHAPED LOT! That's right - space inside, space outside, and endless possibilities to make it your own!

Here's where the opportunity gets exciting! This home has been lovingly cared for by its owner, and some of the BIG-TICKET improvements have already been taken care of!

NEW siding and asphalt shingles in 2026! NEW air conditioning in 2026! Oh yes, you read that right - IT HAS A/C, BABY! The furnace has also been updated and serviced to keep it running beautifully. And the kitchen? Updated within the last 10 years, featuring granite countertops and updated faucets!

Now it's YOUR TURN to bring the vision! With some cosmetic updates and your personal style, you have the opportunity to transform this well-loved property into a home that reflects exactly who you are and how you want to live!

And let's talk LOCATION! Imagine being within walking distance of THREE SCHOOLS offering public, Catholic, and French Immersion education from kindergarten through Grade 9, plus beautiful pathways, parks, and convenient transit connections. This is the kind of location that makes everyday family life easier!

The space is here. The major improvements are underway. The potential is waiting. ALL THAT'S MISSING IS YOU!

Opportunities like this don't wait forever. Stop imagining what your next home could look like and START MAKING IT HAPPEN!

Call your favourite REALTOR® and book your private showing TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334324
Bedrooms	4
Bathrooms	2

Year Built	1995
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,151.75 sq. ft.
Main Level Finished Area:	1,151.75 sq. ft.
Below Grade Finished Area:	777.44 sq. ft.
Acreage:	No
Lot Area:	6,092 sq. ft.
Lot Frontage:	21'11"
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1995 (Age: 31)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9312510

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning Stove
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northwest
Community:	Hidden Valley (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Stand Up Freezer
Restrictions:	None Known
Main Floor	Foyer · 12'3" × 9' ·
Main Floor	Family Room · 12'5" × 9'5" ·

Main Floor	Kitchen · 12'8" × 12'5" ·
Main Floor	Dining Room · 11'2" × 8' ·
Main Floor	Bedroom - Primary · 16'2" × 15'9" ·
Main Floor	Bedroom · 8'11" × 8'4" ·
Main Floor	Bedroom · 9'1" × 8'4" ·
Basement	Game Room · 33'6" × 14'6" ·
Basement	Bedroom · 12'1" × 8'10" ·
Basement	Other · 18' × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Storage
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-hidden-spring-circle-nw-calgary-a2334324/

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