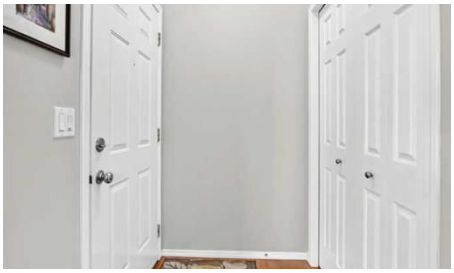
40 200 Hidden Hills Terrace NW

Calgary | Active | MLS® A2340128

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1999**	**1,589.7 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to a home that checks a lot of the boxes for buyers looking for space, privacy, natural light, and a great neighbourhood. Situated on a CORNER LOT with open space on three sides, this property offers a level of openness and privacy that is hard to find. With a playground right on the corner and no through traffic, the location is especially appealing for families and anyone who enjoys a quieter setting.

Inside, the home is BRIGHT and welcoming, with plenty of natural light throughout. The generous layout offers three good sized bedrooms, giving everyone their own comfortable space while still leaving plenty of room for the rest of the home. The bedrooms are a great size and offer the flexibility buyers are looking for, whether you need bedrooms for the family, a home office, guest space, or simply want room to grow.

The main living areas feature GOOD QUALITY WOODEN FLOORING, adding warmth and character while also making the home easy to maintain. Natural light and the open surroundings outside help create a comfortable atmosphere throughout the home.

Downstairs, the basement adds even MORE usable space with an entertainment room that can be set up however you like. Create a movie room, games area, workout space, kids' hangout, or a comfortable spot for hosting friends and family. There is also a dedicated laundry room with additional storage, giving you a practical place to keep everyday items organized and out of sight.

The outdoor setting is one of the real highlights here. Being positioned on a corner means OPEN SPACE on three sides, while the playground being directly adjacent provides an excellent recreational option just steps from home. The lack of through traffic adds another layer of peace and quiet to the property.

The neighbourhood itself is FRIENDLY, QUIET and well established, making this a comfortable place to call home. Families will appreciate the nearby schools, including schools in the Hidden Valley area, while those who enjoy outdoor activities will have easy access to the local outdoor rink and surrounding green spaces.

Convenience is another major advantage. Costco, Superstore, Walmart and other everyday amenities are approximately 10 MINUTES AWAY, making grocery runs, shopping and errands simple without sacrificing the quieter residential setting.

There is also a NEW WATER HEATER, adding peace of mind for the next owner.

From the bright interior and generous bedrooms to the corner lot, open surroundings, playground nearby, entertainment space and quiet streets, this is a home that offers the combination of SPACE, LOCATION and LIFESTYLE that many buyers are searching for. Come take a look and see why this one deserves to be on your list!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2340128
Bedrooms	3
Bathrooms	3
Year Built	1999
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,589.7 sq. ft.
Main Level Finished Area:	677.6 sq. ft.
Upper Level Finished Area:	912.1 sq. ft.
Below Grade Finished Area:	493.8 sq. ft.
Condo Fee:	$493.51
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	2,486 sq. ft.
Lot Frontage:	39'11"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall

Total Rooms Above Grade:	6
Year built:	1999 (Age: 27)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9911727
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level

Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Wildflower
Community:	Hidden Valley (Calgary)
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 14'9" × 11'7" ·
Main Floor	Living Room · 15'6" × 13'6" ·
Main Floor	Dining Room · 10'7" × 9'1" ·
Main Floor	Mud Room · 5'1" × 4'6" ·
Main Floor	Entrance · 5'1" × 4'1" ·
Upper Level	Bedroom - Primary · 15'7" × 13'6" ·
Upper Level	Walk-In Closet · 7'8" × 4'7" ·
Upper Level	Bedroom · 13'2" × 10' ·
Upper Level	Bedroom · 16'8" × 10' ·
Upper Level	Laundry · 5'9" × 2'11" ·
Basement	Game Room · 15'4" × 11'1" ·
Basement	Family Room · 14'8" × 9'8" ·
Basement	Furnace/Utility Room · 10'5" × 6'7" ·
Basement	Storage · 10'1" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Pond, Schools Nearby, Shopping Nearby, Street Lights

Interior Features:	No Animal Home, No Smoking Home, See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-C1 d33
Listed Date:	Aug 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-200-hidden-hills-terrace-nw-calgary-a2340128/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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