87 Hidden Ranch Terrace NW

Calgary | Active | MLS® A2348387

$645,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1998**	**1,702 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

NEW PRICE! Welcome to 87 Hidden Ranch Terrace NW, a charming split-level family home situated in the heart of desirable Hidden Valley combines a peaceful, green-space setting with everyday convenience. Enjoy easy access to local parks, walking/biking pathways, nearby schools, shopping, recreation, and major commuter routes-all within a welcoming, family-friendly neighbourhood. Well maintained and NO POLY-B!
Exterior & Main Level:
• New vinyl plank in main floor living room & dining room area.
• High curb appeal featuring light vinyl siding, classic burgundy trim, and mature garden beds.
• Covered front porch entry leading into a sunlit layout with large architectural windows.
• Modern window coverings throughout, including stylish zebra blinds.
• Roofing replaced in 2023
• New water tank in 2022 & new electric outlets in 2026

Backyard & Outdoor Living:
• Spacious rear composite deck (built in 2025) with black metal railing and sliding glass door access.
• Fully fenced, private backyard with established green lawn and stepping-stone pathways.

Fully Finished Lower Level:
• Bright, open basement rec room illuminated by recessed pot lighting and halo ceiling light fixtures.
• Updated low-maintenance luxury vinyl plank flooring throughout the lower level and stairwells.
• Complete with a wet bar/kitchenette counter area, additional bedroom space, and modern egress/interior interior accent windows.
• Fully updated 3-piece bathroom featuring a custom floor-to-ceiling tiled glass shower, floating-look vanity with gold hardware, LED backlit mirror, and dark slate-style floor tile.
Located on a quiet street close to local schools, parks, transit, and major roadways. Perfect for first-time buyers, growing families, or investment!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348387
Bedrooms	4
Bathrooms	4
Year Built	1998
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:	2 Storey
Total Living Area:	1,702 sq. ft.
Acreage:	No
Lot Area:	5,371 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1998 (Age: 28)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0110772
Heating:	Fireplace Insert, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Hidden Valley (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 17' × 14' ·
Main Floor	Kitchen With Eating Area · 17'11" × 13' ·
Main Floor	Laundry · 6' × 5' ·
2nd Floor	Bonus Room · 17' × 15' ·
2nd Floor	Bedroom - Primary · 11'11" × 11'1" ·
2nd Floor	Bedroom · 11' × 10'2" ·

2nd Floor	Bedroom · 11' × 10'2" ·
Basement	Bedroom · 10' × 10' ·
Title to Land:	Fee Simple
Community Features:	Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Environmental Reserve, Front Yard, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C1
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-hidden-ranch-terrace-nw-calgary-a2348387/

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