

# \$799,000 - 30 Hidden Circle Nw, Calgary

MLS® #A2231192

**\$799,000**

5 Bedroom, 5.00 Bathroom, 1,808 sqft

Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

Welcome to 30 Hidden Circle NW located just 4 houses down from a scenic walking path that leads you to a serene pond. This beautifully updated home offers modern style, functionality, and space for the whole family – plus income potential! Step into the bright and airy main level featuring vaulted ceilings in the living and formal dining rooms, a striking feature wall, and elegant upgraded light fixtures. Your family room features a gas fireplace with tile surround and beautiful built-in bookcases. The spacious kitchen boasts a corner pantry, center island with brand-new quartz countertops, and easy access to a large deck and expansive backyard – ideal for entertaining. Upstairs, unwind in your private primary retreat complete with a generous walk-in closet and a stylish 3-piece ensuite. Two additional well-sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement with legal suite offers even more versatility with its separate entrance, 2 bedrooms, 2 full bathrooms, in-suite stacked laundry, and a modern open-concept kitchen, dining, and living area. Perfect for extended family or rental income! Additional upgrades include luxury vinyl plank flooring throughout, insulated floor/ceiling for enhanced soundproofing between suites, brand-new egress windows, and new roof, fascias, and gutters. All bathrooms are fully renovated with contemporary finishes. Hidden Valley is an established neighborhood



featuring Saint Elizabeth Seton K-9 (Catholic School) as well as Hidden Valley school K-4 (Public English & Early French Immersion). 5 minutes from all the Creekside amenities and restaurants such as SPLITSVILLE and GoodLife Fitness. Quick access to all your main roads such as Country Hills Blvd, Beddington Trail, 14 ST, Stoney & Deerfoot Trails. This move-in ready home is a rare find â€“ donâ€™t miss out! SEE 3D TOUR!

Built in 1994

### Essential Information

MLS® #	A2231192
Price	\$799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,808
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 Hidden Circle Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5G9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Concrete Driveway

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Bookcases, No Animal Home, Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 14th, 2025

Days on Market 70

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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