

11 Hidden Crescent NW  
Calgary, Alberta

MLS # A2202031



**\$550,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to a home that perfectly balances charm, space, and functionality. Nestled on a peaceful, tree-lined street, this inviting property immediately catches your eye with its bright exterior and welcoming curb appeal, situated on a corner lot! But step inside, and you'll be amazed at just how much space it offers—over 1,900 total sq. ft. of thoughtfully designed living space, made even more expansive by soaring vaulted ceilings. The heart of the home is the beautifully renovated kitchen, where updated cabinetry, countertops, backsplash, and sink create a bright and functional space to cook, gather, and entertain. With ample cupboard space, staying organized is effortless, and the abundance of natural light pouring in from every angle makes the entire home feel warm and airy. This home offers a flexible layout with multiple living areas, perfect for any lifestyle. Whether you're looking for a cozy retreat for movie nights, a dedicated playroom, or a spot to entertain guests, this home has the space to accommodate it all. A total of 4 bedrooms provide comfort and privacy, offering plenty of room to make each space your own. Downstairs provides a large bedroom, 3pc bath and wide open recreation room, an ideal setup for guests, a home office, or teenagers who want their own space. Step outside to a backyard that's just as impressive as the interior. The generous outdoor space is perfect for summer BBQs, gardening, or simply relaxing in the fresh air. There's even room to park your RV, with easy access along the side or back of the property—ideal for those who love to travel and explore. With its blend of character, modern updates, and practical features, this home is truly a standout. Don't miss your chance to experience it in person—schedule your showing today!