



# 126 hidden hills Way Calgary Alberta

\$659,900

LEGAL SECONDARY SUITE | WALKOUT BASEMENT | AIRBNB LICENSED | Passed Fire Safety Inspection by the City | 3+1 Bedrooms | 2.5 Bathrooms | Great Location! Welcome to your perfect investment opportunity! This charming home offers the ideal blend of comfort, convenience, and versatility, boasting a legal basement suite that adds tremendous value and potential. AMAZING REVENUE PROPERTY! Beautiful 2-storey with a WALKOUT 1-bedroom LEGAL SECONDARY SUITE with its own SEPARATE ENTRANCE and parking. Total of 4 bedrooms (3+1), 2.5 bathrooms, and almost 2,000 sq.ft of living space on a quiet street. Excellent income generating property (previously rented for over \$4K per month by short-term rental). Separate full kitchen and laundry allows you to either live up & rent down or rent both! Move-in ready. Bright living room with bay window. High-end laminate flooring on main & lower levels, newer paint and light fixtures throughout. A large kitchen boasts a kitchen island, QUARTZ countertops, plenty of cabinetry and ample counter space. Formal dining room and family room, half bathroom, and new laundry combo complete the main level. Upstairs features 3 spacious bedrooms and 1 full bath. The master is large enough for your king size bed and has a big walk-in closet. The LEGAL WALKOUT BASEMENT SUITE features one spacious bedroom, one full bathroom, full kitchen and laundry room. This is ideal as a mother-in-law suite, short-term or long-term rental. The Legal basement suite also has a designated parking stall at the rear via a back lane, allowing for easy access to the legal secondary suite while ensuring privacy for the rest of the home. Newer roof, excellent fronting with lots of parking on the other side of the street along the fences. Conveniently located close to Shaganappi Trail, Stoney Trail, SAIT, U of C & downtown; quick drive to the airport. Walking distance to two elementa...

4pc Bathroom 6.33 Ft x 11.67 Ft  
 Other 4.33 Ft x 7.42 Ft  
 Primary Bedroom 14.25 Ft x 10.75 Ft  
 Bedroom 8.42 Ft x 10.58 Ft  
 Bedroom 11.83 Ft x 9.00 Ft  
 Other 5.25 Ft x 8.00 Ft

Bedroom 10.25 Ft x 13.42 Ft  
 Laundry room 7.33 Ft x 4.33 Ft  
 Dining room 11.58 Ft x 7.83 Ft  
 Living room 11.58 Ft x 10.00 Ft  
 2pc Bathroom 4.42 Ft x 5.17 Ft  
 Kitchen 8.75 Ft x 17.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 Homecare Realty Ltd.



See

Mirror

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Family room 12.75 Ft x 10.50 Ft

Kitchen 10.50 Ft x 8.58 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Family room 10.25 Ft x 13.92 Ft

Other 19.92 Ft x 7.83 Ft

Other 5.75 Ft x 4.75 Ft