



## 86 Hidden Hills Terrace Calgary Alberta

\$680,000

Tenant occupied. Fixed lease from 2024-06-01 to 2025-07-31. Rent: \$2750/month. Buyer must assume tenants. Calling all savvy investors! This rare gem at 86 Hidden Hills Terrace NW is a turnkey investment opportunity in the sought-after Hidden Valley community. With existing tenant in place from June 1, 2024 to July 31, 2025, generating \$2750/month (tenant pays utilities), enjoy immediate passive income without the hassle of finding tenants. This stunning Morrison Built home features a massive private yard, bright and airy hardwood floors on the top two levels, a cozy gas fireplace, and a walk-in pantry. The spacious layout includes 3 good-sized, bright bedrooms, 2.5 baths, and convenient upstairs laundry. The fully finished basement adds extra bright space with a full bathroom. Situated on a quiet street, this home offers easy access to K-Gr 9 schools in Catholic, Public, and French Immersion. Commuting is a breeze with around 20 minutes drive to downtown, quick access to the mountains via Stoney Trail, and very close to the airport. Easy to view with no notice required until June 19th. Turn the key and start earning today! Don't miss your chance to own a prime piece of Calgary real estate. This is the easiest investment you will ever make. (id:6769)

Furnace 10.11 M x 5.70 M

Family room 13.10 M x 8.90 M

3pc Bathroom 5.00 M x 9.20 M

2pc Bathroom 3.00 M x 7.10 M

Other 3.40 M x 7.10 M

Other 8.20 M x 6.11 M

Living room 13.10 M x 13.50 M

Kitchen 10.10 M x 10.10 M

Dining room 8.40 M x 9.11 M

4pc Bathroom 8.00 M x 4.11 M

Bedroom 8.11 M x 10.20 M

Bedroom 8.11 M x 10.20 M

Laundry room 6.50 M x 7.10 M

Primary Bedroom 14.20 M x 11.30 M

Other 6.80 M x 3.50 M

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



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