

\$669,000 - 9449 Hidden Valley Drive Nw, Calgary

MLS® #A2206054

\$669,000

3 Bedroom, 3.00 Bathroom, 1,372 sqft
Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Welcome home to this bright two storey home in the beautiful North West community of Hidden Valley. Featuring open floor concept with spacious greatroom, dining room with patio door leading to a large balcony, kitchen with lots of cabinets and granite counter top. Upper floor with very spacious bonus, plus three bedrooms with a full bathroom equipped with jetted tub. Fully finished walkout to grade basement, bright with large windows and door to a large covered patio. Double attached front drive garage. Fully financed, private yard. very conveniently located to public transit, schools, shopping. This is your opportunity to own and enjoy living in this great home that has a lot to offer at a great price.

Built in 1998

Essential Information

MLS® #	A2206054
Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached



Style 2 Storey Split
Status Active

Community Information

Address 9449 Hidden Valley Drive Nw
Subdivision Hidden Valley
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5T1

Amenities

Parking Spaces 4
Parking Double Garage Attached, Front Drive, Garage Door Opener
of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, Jetted Tub
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full, Walk-Out, Crawl Space

Exterior

Exterior Features Balcony
Lot Description City Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame, Mixed
Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.