

9473 Hidden Valley Drive NW  
Calgary, Alberta

MLS # A2288374



**\$545,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island		

**Inclusions:** storage shed, green house,

Welcome to this beautifully maintained, original-owner home in the highly sought-after family community of Hidden Valley! This home showcases true pride of ownership and features several valuable upgrades, including new flooring throughout, a newer high-efficiency furnace, and updated shingles &mdash; providing both modern appeal and long-term peace of mind. Designed with family living in mind, the bright and functional layout offers comfortable living spaces and room to grow. The double attached garage adds everyday convenience, while the potential for RV parking offers flexibility for trailers, boats, or additional vehicles. The unfinished basement is ready for your vision &mdash; whether you're dreaming of a recreation room, home gym, extra bedrooms, or a custom family space, the opportunity to add value is yours. Situated in the welcoming community of Hidden Valley, families will appreciate the nearby schools, parks, pathways, and convenient access to major routes, shopping, and amenities. Known for its safe streets and strong community feel, Hidden Valley remains one of NW Calgary's most desirable neighbourhoods for families. This is a fantastic opportunity to own a well-upgraded, lovingly cared-for home in a prime location.