

# \$649,000 - 9449 Hidden Valley Drive Nw, Calgary

MLS® #A2206054

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.09 Acres

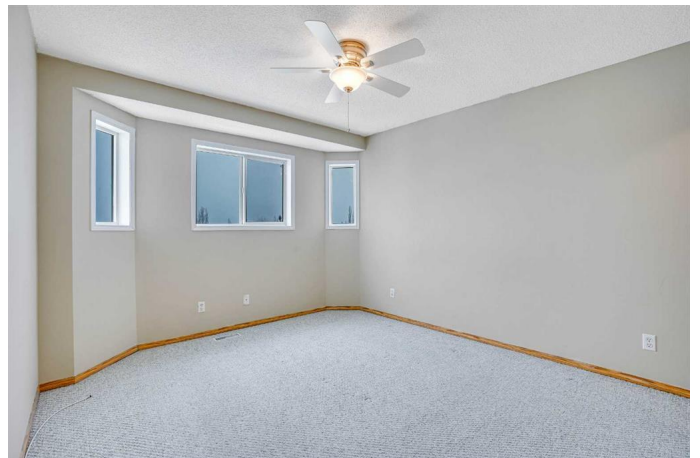
Hidden Valley, Calgary, Alberta

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	\$649,000
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, Washer, See Remarks
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	Mixed, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	29
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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