

# **\$674,000 - 9521 Hidden Valley Drive Nw, Calgary**

MLS® #A2219145

**\$674,000**

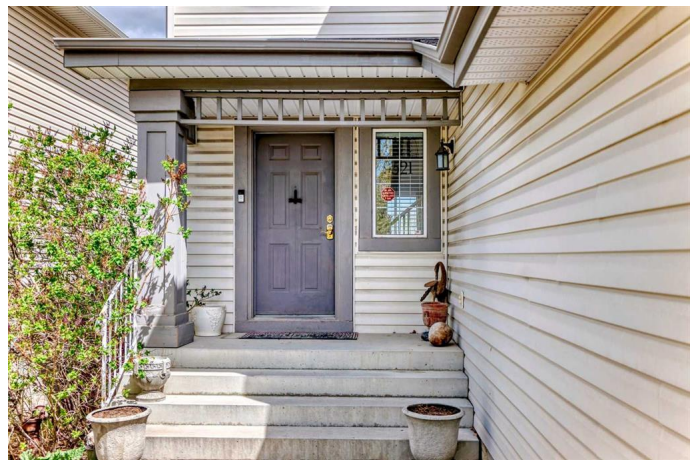
4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this Sunny 4 bedroom 4 bathroom fully developed 2 story WALKOUT with illegal LOWER SUITE! Over 2300 feet of combined living space featuring hardwood floors and a raised rear deck! Upon arriving you are welcomed into a large sunny entrance with plenty of storage. Continue to the main open-concept living area featuring hardwood flooring and a relaxing living room with a large sunny window. At the far end is a separate dining room with vaulted ceiling & patio doors opening to the raised rear deck. All this is anchored by the bright kitchen with a large sit-in Island, corner kitchen sink, pantry, and plenty of cupboard & counter space. Finishing this level is a 2 piece bath, combined laundry & mud room exiting to the insulated front double garage. On the upper level, you will find a large bonus room, two secondary bedrooms, a 4-piece main bathroom and a large primary bedroom with a 4-piece ensuite & walk-in closet. The lower developed walkout is logically laid out with 3 three-piece bath, a large bedroom, utility room with separate laundry, and a fully appointed kitchen/ living area with plenty of storage and a raised bar/island with seating for 3. Great Community close to public transit, schools, shopping, walking and biking paths, and close to Stony Trail for easy access throughout the city. Book your showing today!

Built in 1997



## Essential Information

MLS® #	A2219145
Price	\$674,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9521 Hidden Valley Drive Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5S9

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Stall
# of Garages	2

## Interior

Interior Features	Central Vacuum, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Storage
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Lot Description	Back Lane, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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