



**GRASSROOTS**  
REALTY GROUP

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**11137 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2239229**



**\$658,800**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home		

<b>Inclusions:</b>	N/A
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Welcome to Hidden Valley—a well-established, family-friendly community in Calgary’s desirable northwest. This neighborhood offers an excellent lifestyle with abundant green spaces, parks, playgrounds, walking paths, and convenient access to major routes like Stoney Trail, Beddington Trail, and Deerfoot Trail. Nearby schools and shopping amenities make daily living easy and enjoyable. This beautifully maintained home is move-in ready and full of upgrades: The second-floor flooring was replaced in August 2017 and remains in excellent condition. A new hot water tank and furnace were installed in October 2021, providing peace of mind for years to come. The dishwasher, range hood, and stove were all replaced in December 2024, giving you a modern and functional kitchen. The homeowner has cared for this property meticulously—no history of leaks and everything is in great shape. Enjoy a large backyard featuring a fire pit, BBQ area, and an expansive deck, perfect for entertaining family and friends. This is truly a rare opportunity to own a home in such a sought-after neighborhood, with thoughtful updates and pride of ownership throughout. Don’t miss your chance—schedule your viewing today!