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23 Hidden Ranch Road NW Calgary, Alberta

MLS # A2239282



\$568,000

Division: Hidden Valley Pacidential/House					
Type: Posidential/House					
Type: Residential/House	Residential/House				
Style: 2 Storey					
Size: 1,285 sq.ft. Age:	1996 (29 yrs old)				
Beds: 4 Baths:	2 full / 1 half				
Garage: Alley Access, Double Garage	Alley Access, Double Garage Detached				
Lot Size: 0.08 Acre					
Lot Feat: Back Lane, Back Yard, Front	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lo				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Inclusions: Back yard Shed

This listing is perfect for Buyers looking for rental investment. Welcome to this bright and well maintained 2-Storey single house with full basement development plus a 21'4"x23'3" big double detached garage at the back. Totally 4 bedrooms 2 1/2 baths. Upper level bedrooms each have their own walk in closet.. Recent upgraded including vinyl plank flooring all thru the house, new quartz counter tops, upper bathroom toilet and sink replacement. New roof just replaced couple months ago. Property is with nice layout. Front porch is perfect for flowers growing and summer nights. Main floor Living room boosts big windows; open Kitchen concept with Dining area together for great entertainment. Basement includes 4th Bedroom; big Family room good for recreations or for exercise purposes; a 3-piece Bathroom has Washer and Dryer facilities. Good sized Deck 21'1'x10'4" at the back. for friends gatherings. This is an excellent rental investment property. BUYER MUST ASSUME EXISTING TENANCY. Present Tenant with a family is renting \$2450 per month plus paying all utilities until July 2026 To show is to appreciate.