



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10808 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2245803



\$499,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	814 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: 2x refrigerator, 2x stove, 2x washer, 2x dryer, 2x hood fan, dishwasher (as is condition), lawn mower, weed whacker, 1 garage control, window coverings

EXCEPTIONAL VALUE in the heart of HIDDEN VALLEY! This well-kept BI-LEVEL offers a WALKOUT basement with an ILLEGAL SUITE, perfect for extended family or mortgage helper. Ideally located directly across the street from Valley Creek School (K–9), St. Elizabeth Seton School (K–9), and Hidden Valley School (K–3). You’re also just minutes from parks, playgrounds, and walking paths, including Hidden Valley Park and scenery pathways. Recent updates include a NEW ROOF (2023) and NEW FURNACE (2022). The main level is BRIGHT and CHEERY with VAULTED CEILINGS and large WINDOWS that let in an abundance of NATURAL LIGHT. The layout features a SPACIOUS KITCHEN with an EATING AREA, a comfortable LIVING ROOM, two BEDROOMS, and a FULL BATHROOM. The WALKOUT basement is developed into a self-contained ILLEGAL SUITE with its own KITCHEN, FULL BATHROOM, BEDROOM, and LAUNDRY. Outside, enjoy a spacious BACKYARD, a SINGLE DETACHED GARAGE, and EXTRA PARKING Don’t miss out on this fantastic opportunity to own a versatile property in an excellent location!