



GRASSROOTS
REALTY GROUP

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**9473 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2273809



\$589,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Storage shed, green house

PUBLIC OPEN HOUSE - Saturday December 6 & Sunday December 7 - From 2:00PM-4:00PM - RARE FIND & RV PARKING + TWO POWERED GREENHOUSES + BRAND-NEW 2025 FURNACE & HIDDEN VALLEY UNICORN Tired of paying \$200&\$400/month to store your camper, trailer, boat or work equipment? - Wide alley gate + fully fenced, flat gravelled pad = park it tonight behind your own fence. No more storage fees, no more winter plugging charges, no more tickets. Serious gardener or urban homesteader? - 12×16 powered cedar greenhouse with irrigation + second deck greenhouse (both ready to go). Raised beds, apple trees, cherry bush and sunny exposure already in place. Mechanical peace of mind for the next decade+ - Brand-new high-efficiency furnace installed 2025 - Roof replaced June 2021 (Meerkat Roofing) - Original owner, meticulously maintained & no surprises. Perfect family location - Hidden Valley School (K-4) is a 4–6 minute walk & no major roads to cross - Double attached garage + extra driveway + backyard parking Move-in ready upstairs (just swap the original carpet for your favourite neutral & easy \$7k upgrade) and enjoy one of the most unique, private backyards in all of northwest Calgary. Deck, fruit trees, hammock space, bistro areas & this is outdoor living done right. Book your private showing with your favorite Realtor before the weekend rush & these buyers move fast when they finally find “the one”.