



GRASSROOTS
REALTY GROUP

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11137 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2275369



\$619,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Private		

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

Inclusions:	None
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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!