



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

MLS # A2288374



\$545,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: storage shed, green house,

Welcome to this beautifully maintained, original-owner home in the highly sought-after family community of Hidden Valley! This home showcases true pride of ownership and features several valuable upgrades, including new flooring throughout, a newer high-efficiency furnace, and updated shingles — providing both modern appeal and long-term peace of mind. Designed with family living in mind, the bright and functional layout offers comfortable living spaces and room to grow. The double attached garage adds everyday convenience, while the potential for RV parking offers flexibility for trailers, boats, or additional vehicles. The unfinished basement is ready for your vision — whether you're dreaming of a recreation room, home gym, extra bedrooms, or a custom family space, the opportunity to add value is yours. Situated in the welcoming community of Hidden Valley, families will appreciate the nearby schools, parks, pathways, and convenient access to major routes, shopping, and amenities. Known for its safe streets and strong community feel, Hidden Valley remains one of NW Calgary's most desirable neighbourhoods for families. This is a fantastic opportunity to own a well-upgraded, lovingly cared-for home in a prime location.