

# \$649,000 - 9449 Hidden Valley Drive Nw, Calgary

MLS® #A2206054

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,372 sqft  
Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Welcome home to this bright two storey home in the beautiful North West community of Hidden Valley. Featuring open floor concept with spacious greatroom, dining room with patio door leading to a large balcony, kitchen with lots of cabinets and granite counter top. Upper floor with very spacious bonus, plus three bedrooms with a full bathroom equipped with jetted tub. Fully finished walkout to grade basement, bright with large windows and door to a large covered patio. Double attached front drive garage. Fully financed, private yard. very conveniently located to public transit, schools, shopping. This is your opportunity to own and enjoy living in this great home that has a lot to offer at a great price.

Built in 1998

## Essential Information

MLS® #	A2206054
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached



Style 2 Storey Split  
Status Active

### Community Information

Address 9449 Hidden Valley Drive Nw  
Subdivision Hidden Valley  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3A 5T1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Front Drive, Garage Door Opener  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, Jetted Tub  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Crawl Space, Walk-Out

### Exterior

Exterior Features Balcony  
Lot Description Rectangular Lot, City Lot  
Roof Asphalt Shingle  
Construction Mixed, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 15  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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