

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

**MLS # A2273809**



**\$589,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 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, 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&times;16 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&ndash;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 &ldquo;the one&rdquo;.