



THE
A-TEAM

**RE/MAX
FIRST**

9449 HIDDEN VALLEY Drive, Calgary T3A 5T1

MLS®#: **A2206054**

Area: **Hidden Valley**

Listing Date: **04/01/25**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,047 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,371**
Low Sqft:
Ttl Sqft: **1,371**

DOM

20

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **City Lot,Rectangular Lot**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,See Remarks,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,Jetted Tub**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	16`2" x 10`8"
Great Room	Main	10`3" x 8`9"
Bedroom	Second	10`6" x 9`9"
Bonus Room	Second	16`1" x 11`7"
Furnace/Utility Room	Basement	18`10" x 10`10"
Mud Room	Main	6`10" x 5`4"
4pc Bathroom	Lower	8`0" x 2`0"

Room	Level	Dimensions
Dining Room	Main	10`3" x 5`11"
Bedroom - Primary	Second	12`5" x 11`0"
Bedroom	Second	13`6" x 9`6"
Game Room	Basement	20`7" x 11`7"
Foyer	Main	6`11" x 4`8"
4pc Bathroom	Second	8`0" x 3`0"
2pc Bathroom	Main	8`0" x 5`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9711858

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **See Appliances, second refrigerator in basement
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













