

# **\$689,900 - 9521 Hidden Valley Drive Nw, Calgary**

MLS® #A2219145

**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this Sunny 4 bedroom 4 bathroom fully developed 2 story WALKOUT with LOWER SUITE! Over 2300 feet of combined living space featuring hardwood floors and a raised rear deck! Upon arriving you are welcomed into a large sunny entrance with plenty of storage. Continue to the main open-concept living area featuring hardwood flooring and a relaxing living room with a large sunny window. At the far end is a separate dining room with vaulted ceiling & patio doors opening to the raised rear deck. All this is anchored by the bright kitchen with a large sit-in Island, corner kitchen sink, pantry, and plenty of cupboard & counter space. Finishing this level is a 2 piece bath, combined laundry & mud room exiting to the insulated front double garage. On the upper level, you will find a large bonus room, two secondary bedrooms, a 4-piece main bathroom and a large primary bedroom with a 4-piece ensuite & walk-in closet. The lower developed walkout is logically laid out with 3 three-piece bath, a large bedroom, utility room with separate laundry, and a fully appointed kitchen/ living area with plenty of storage and a raised bar/island with seating for 3. Great Community close to public transit, schools, shopping, walking and biking paths, and close to Stony Trail for easy access throughout the city. Book your showing today!

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219145    |
| Price          | \$689,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,744       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 9521 Hidden Valley Drive Nw |
| Subdivision | Hidden Valley               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 5S9                     |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 6                             |
| Parking        | Double Garage Attached, Stall |
| # of Garages   | 2                             |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Pantry, Storage, Walk-In Closet(s)                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full, Suite, Walk-Out                                                                           |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
|-------------------|------------------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Back Lane, Front Yard, See Remarks |
| Roof            | Asphalt Shingle                    |
| Construction    | Mixed                              |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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