

# \$568,000 - 23 Hidden Ranch Road Nw, Calgary

MLS® #A2239282

## \$568,000

4 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.08 Acres

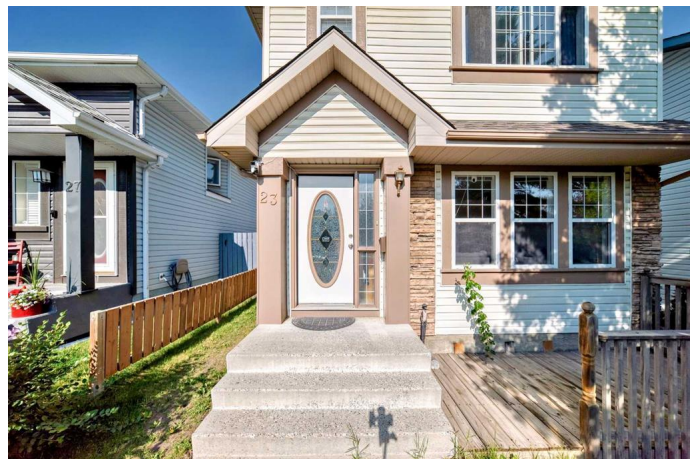
Hidden Valley, Calgary, Alberta

Welcome to this bright and well maintained 2 Storey single house with full basement development plus a 21'4"x23'3" big double detached garage at the back. Totally 4 bedrooms 2 1/2 baths. Upper level bedrooms each have their own walk in closet.. Recent upgraded including vinyl plank flooring all thru the house, new quartz counter tops, upper bathroom toilet and sink replacement. New roof just replaced couple months ago. Property is with nice layout. Front porch is perfect for flowers growing and summer nights. Main floor Living room boasts big windows; open Kitchen concept with Dining area together for great entertainment. Basement includes 4th Bedroom; big Family room good for recreations or for exercise purposes; a 3-piece Bathroom has Washer and Dryer facilities. Good sized Deck 21'1"x10'4" at the back. for friends gatherings. This is an excellent rental investment property. Buyer must assume existing tenancy. Present Tenant with a family is renting \$2400 per month till July 2026 plus paying all utilities. To show is to appreciate.

Built in 1996

## Essential Information

MLS® #	A2239282
Price	\$568,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	23 Hidden Ranch Road Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5S5

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 12th, 2025
Days on Market	15
Zoning	R-CG

## **Listing Details**

Listing Office	Grand Realty
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