

\$485,000 - 10864 Hidden Valley Drive Nw, Calgary

MLS® #A2128049

\$485,000

3 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Welcome to this inviting bilevel home nestled in the sought-after Hidden Valley community. This property offers a promising opportunity for those inclined towards renovation and with an eye for potential. The main level greets you with a spacious living room adorned with vaulted ceilings, setting the stage for comfortable living. The centrally located kitchen, adjoining the eating nook, offers functionality and convenience, with a side door leading to a balcony. Down the hall, you'll find a 4-piece bathroom and two bedrooms, promising comfort and adaptability. Descending to the lower level, you'll discover a walk-out design, featuring a living room enhanced by a cozy fireplace, a bedroom, and a 3-piece bathroom, expanding the living space and accommodation possibilities. Outside, a deck extends from the rear of the home, providing an ideal space for outdoor gatherings or tranquil moments amidst nature. Additionally, the property boasts a double car garage, offering ample room for parking and storage. This home, though in need of upgrades, holds immense potential for transformation into a personalized sanctuary. Don't miss out on the chance to transform this handyman special into your dream home in one of Calgary's most beloved communities. Located across from a park and a Catholic school, and just a short distance from the Hidden Valley French Immersion School, this home is ideally situated for families seeking educational options and recreational opportunities. Hidden Valley itself



is known for its family-friendly atmosphere, with nearby parks, green spaces, and community amenities, making it a sought-after neighborhood in Calgary.

Built in 1994

Essential Information

MLS® #	A2128049
Price	\$485,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	10864 Hidden Valley Drive Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5H2

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 6th, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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