

# \$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

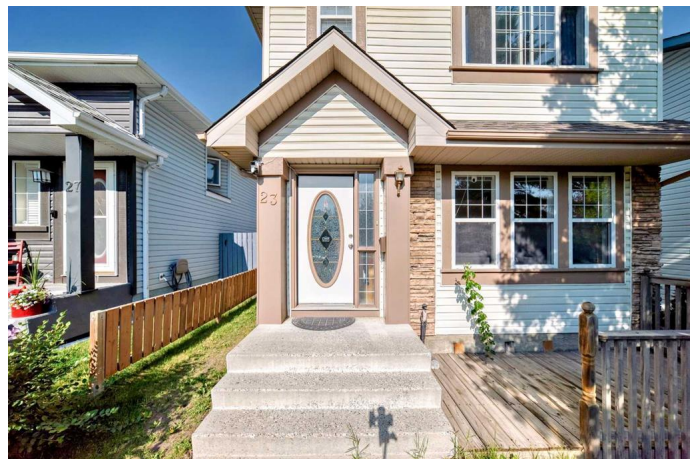
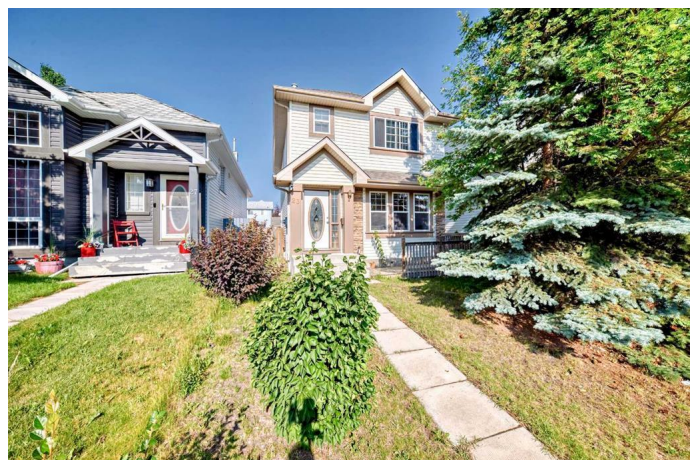
Hidden Valley, Calgary, Alberta

This listing is perfect for Buyers looking for rental investment. 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 boosts 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 \$2450 per month plus paying all utilities until July 2026 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        | Double Garage Detached, Alley Access |
| # 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                47  
Zoning                              R-CG

**Listing Details**

Listing Office                    Grand Realty

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