

# **\$739,000 - 9798 Hidden Valley Drive Nw, Calgary**

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MLS® #A2236459

**\$739,000**

5 Bedroom, 4.00 Bathroom, 1,536 sqft  
Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

Welcome to Hidden Valley!

This stylish and move-in-ready 3 bed, 2.5 bath home offers 1,536 SQFT of beautifully updated living space. Enjoy peace of mind with a new roof, flooring, and paint done within the past year.

Step inside to a bright front den/flex room—perfect for a home office. The open-concept main floor features soaring 18-ft ceilings, a stunning chandelier, gas fireplace, and large south-facing windows that flood the space with natural light. The modern kitchen boasts white cabinetry, black granite countertops, stainless steel appliances including a gas range, and a motion-sensor faucet for added convenience.

Walk out to the sunny south backyard with a large glass-railed deck—ideal for entertaining. The main floor also includes a powder room and a spacious mud/laundry room with added storage.

Upstairs, unwind in the vaulted primary suite with bay window views, a jetted tub, and a separate shower. Two more generous bedrooms and a full 4-piece bath complete the upper level. The illegal basement suite has 2 bedrooms and 1 full bath with separate entrance.

Nestled in family-friendly Hidden Valley, close to parks, schools, and major routes like Stoney



Trail, 14th St, and Beddington Trail”this home checks all the boxes!

Built in 1997

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236459    |
| Price          | \$739,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,536       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 9798 Hidden Valley Drive NW |
| Subdivision | Hidden Valley               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 5L2                     |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Qu Closet(s)                                    |
| Appliances        | Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Microwave, Washer, Window Coverings |



|                 |                       |
|-----------------|-----------------------|
| Heating         | Forced Air            |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground, Private Entrance   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Level, Private |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | R-C1N          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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