\$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 Alley Access, Double Garage Detached

of Garages 2

Interior

Interior Features Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings, Garage

Control(s), Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

Has Basement Yes
Basement 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 106
Zoning R-CG

Listing Details

Listing Office Grand Realty

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