

# \$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

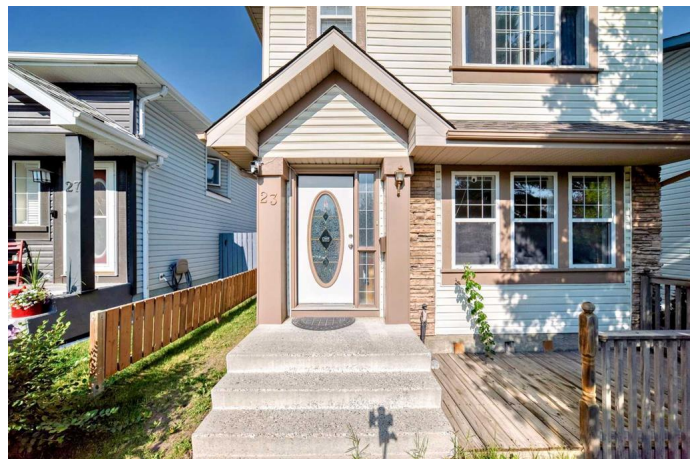
This listing is perfect for Buyers looking for rental investment. Welcome to this bright and well maintained 2-Storey single house with full basement development plus a 21'4"x23'3" big double detached garage at the back. Totally 4 bedrooms 2 1/2 baths. Upper level bedrooms each have their own walk in 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        61  
Zoning                      R-CG

**Listing Details**

Listing Office            Grand Realty

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