

# \$568,000 - 23 Hidden Ranch Road Nw, Calgary

MLS® #A2239282

**\$568,000**

4 Bedroom, 3.00 Bathroom, 1,285 sqft  
Single Family on 0.08 Acres

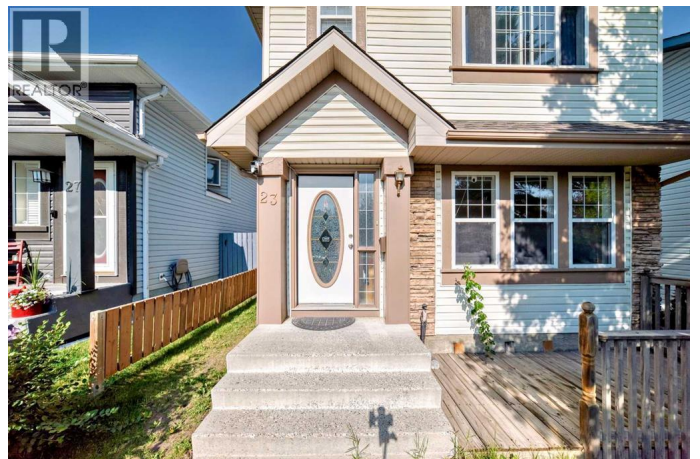
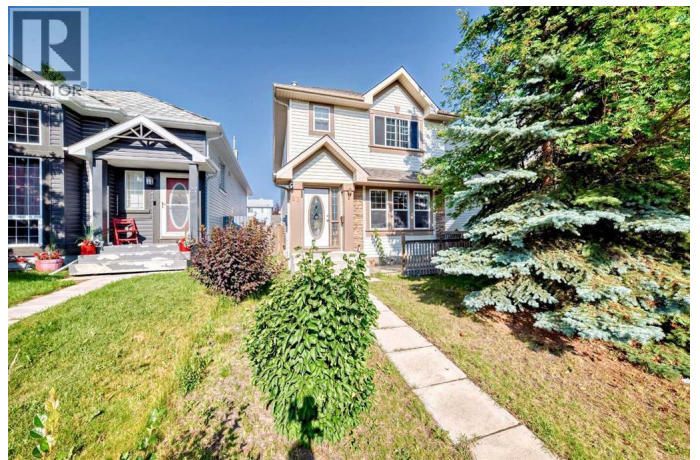
Hidden Valley, Calgary, Alberta

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. (id:6289)

Built in 1996

## Essential Information

Listing #	A2239282
Price	\$568,000



Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,285
Acres	0.08
Year Built	1996
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	23 Hidden Ranch Road Nw
Subdivision	Hidden Valley
City	Calgary
Province	Alberta
Postal Code	T3A5S5

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Wall unit
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Grand Realty
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