

# \$499,000 - 10808 Hidden Valley Drive Nw, Calgary

MLS® #A2245803

**\$499,000**

3 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

EXCEPTIONAL VALUE in the heart of HIDDEN VALLEY! This well-kept BI-LEVEL offers a WALKOUT basement with an ILLEGAL SUITE, perfect for extended family or mortgage helper. Ideally located directly across the street from Valley Creek School (Kâ€™9), St. Elizabeth Seton School (Kâ€™9), and Hidden Valley School (Kâ€™3). Youâ€™™re also just minutes from parks, playgrounds, and walking paths, including Hidden Valley Park and scenery pathways.

Recent updates include a NEW ROOF (2023) and NEW FURNACE (2022). The main level is BRIGHT and CHEERY with VAULTED CEILINGS and large WINDOWS that let in an abundance of NATURAL LIGHT. The layout features a SPACIOUS KITCHEN with an EATING AREA, a comfortable LIVING ROOM, two BEDROOMS, and a FULL BATHROOM. The WALKOUT basement is developed into a self-contained ILLEGAL SUITE with its own KITCHEN, FULL BATHROOM, BEDROOM, and LAUNDRY. Outside, enjoy a spacious BACKYARD, a SINGLE DETACHED GARAGE, and EXTRA PARKING. Donâ€™™t miss out on this fantastic opportunity to own a versatile property in an excellent location!

Built in 1994

## Essential Information

MLS® #

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Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	10808 Hidden Valley Drive Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5H2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 6th, 2025  
Days on Market            1  
Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX House of Real Estate

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