

\$625,000 - 9822 Hidden Valley Drive Nw, Calgary

MLS® #A2255376

\$625,000

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

With over 2,500 square feet of beautifully developed living space and a layout designed for connection, this home has everything you need to settle in and stay a while. Welcome to 9822 Hidden Valley Drive NW, a place where everyday life feels just a little more special. Step inside to a spacious and welcoming foyer that sets the tone for the entire home. The front living room is filled with natural light from large windows, creating a bright and inviting first impression. Whether it's morning coffee with the sun streaming in or catching up with a neighbour who pops by, this space feels instantly comfortable. Just beyond, the formal dining room is ready to host everything from holiday dinners to casual wine nights with friends. The kitchen is the true heartbeat of this home. With an abundance of shaker-style cabinetry, generous counter space, and a convenient centre island with extra storage, it's the kind of kitchen that makes cooking fun again. The adjoining dining nook overlooks the private backyard, so you can keep an eye on kids or pets playing while you prep dinner. The open-concept design flows effortlessly into the family room, anchored by a cozy three-sided fireplace. This is where you'll gather for movie marathons, family game nights, or just to catch up on everyone's day. Practical touches make life easier, too, with a main floor powder room for guests and a laundry/mudroom combo that keeps the mess contained. Upstairs, the primary suite is your personal retreat, complete with a walk-in



closet and a relaxing 4-piece ensuite, the kind of space where you can finally finish that book you've been meaning to read. Two additional bedrooms offer plenty of flexibility, whether you need room for kids, guests, or the perfect work-from-home setup. The fully finished lower level is all about fun and function. A spacious media and family room is ideal for watching the latest release or hosting the big game, while a flex space can double as a home office, home gym, or even a craft room. There's a full bathroom here as well, so overnight guests can enjoy their own private space. Outside, summer BBQs and alfresco dining are practically mandatory. The large deck feels like an extension of the indoor living space, and the fully landscaped backyard has plenty of room for play, gardening, or simply relaxing in the sunshine. Outdoor storage keeps everything neat and tidy when the season changes. This former show home was built to impress, and thoughtful upgrades set it apart, including tinted windows throughout the home, providing privacy, reducing glare, and helping keep the interior cooler and more energy-efficient in the summer months. The double attached garage provides secure parking, extra storage, and all-weather convenience. Hidden Valley is a neighbourhood where people wave when you walk by, where kids ride their bikes to the park, and where you can get to schools, trails, and shopping in minutes. Quick access to major routes makes commuting a breeze!

Built in 1994

Essential Information

MLS® #	A2255376
Price	\$625,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9822 Hidden Valley Drive Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5L2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn,

	Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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