



**30 Hidden Ranch Road NW
Calgary, Alberta**

MLS # A2322474

\$615,000



| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | Hidden Valley | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,362 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Vinyl Windows | | |

Inclusions: N/A

Welcome to this beautifully maintained home in the sought-after community of Hidden Ranch! Offering over 2,000 sq. ft. of developed living space, this property features a bright and functional layout with spacious living and dining areas, a cozy fireplace, and a well-appointed kitchen with ample cabinetry and counter space. A major highlight is the fully developed legal basement suite, providing excellent mortgage-helper potential, multigenerational living flexibility, or additional rental income. Numerous recent upgrades provide peace of mind and added value, including a new range hood (2023), refrigerator (2024), washer and dryer (2024), dishwasher (2025), high-efficiency furnace (2025), and hot water tank (2025). The upper level offers generously sized bedrooms and comfortable family living space, while the legal basement suite adds versatility and long-term investment appeal. Situated on a quiet street and conveniently located close to schools, parks, pathways, shopping, public transit, and major roadways, this home combines comfort, functionality, and outstanding value in one of NW Calgary's most desirable communities. Don't miss this exceptional opportunity to own a move-in-ready home with an income-generating legal suite in Hidden Ranch!