

# \$424,999 - 304, 39 Hidden Creek Place Nw, Calgary

MLS® #A2216773

**\$424,999**

2 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

WELCOME TO THE OPEN HOUSE FROM 1:00-4:00 PM ON 11TH MAY 2025, SUNDAY.

Welcome to this beautiful end-unit in Hidden Valley's Hansen Creek Manor! West Backing onto a beautiful nature reserve with a freshwater pond and nestle in very conveniently located in a sought-after community of Hidden Valley NW. This single front attached garage townhouse is idle and perfect for those attempting to downsize into a quiet living space, surrounded by a welcoming neighbourhood with exceptional scenery and many walking paths. Also good for First-Time Home Buyers or investors to live or grow their equity. This home offer you ground floor single attached garage parking and 2nd floor quite living with the beautiful views from spacious and bright living room with cozy fireplace and dining. A very Bright and open concept floor plan loaded with two bedrooms and two bathrooms, open kitchen and dining, multiple pantries and closets. A big master bedroom with 4 pcs ensuite allow you to have your sound sleeps quietly. When the living room off the patio door the huge and sunny deck welcome you for the more sounding nature views and warmth for your summer BBQ to you and your guests. This home is very conveniently and closely located to the Schools, Gas Station, Small plaza with restaurant and other. Also only 2-5 minutes drive to Creekside Shopping Centre. A very easy and quick access to the STONY TRIAL allow you to drive to BANFF, EDMONTON and



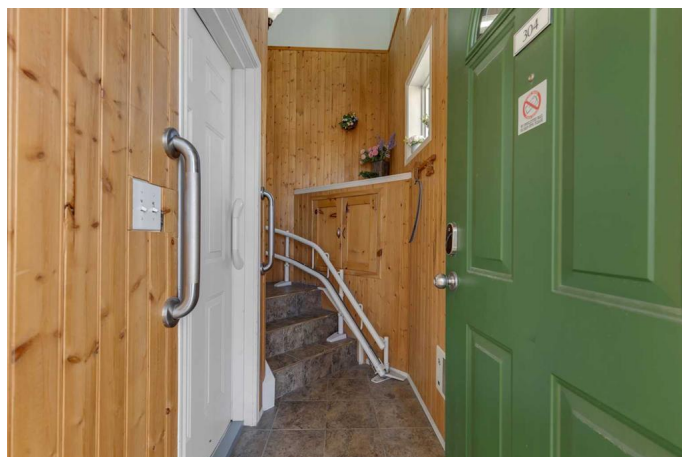
39 Hidden Creek Pl NW #304



Date: April 26, 2025  
Property Type: Town House  
Ground Level: 851 sq ft / 78.66 sq m2  
Main Floor: 1242 sq ft / 115.38 sq m2  
Total RMS: 1303 sq ft / 121.05 sq m2

\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*

Joeban Katarwal



City-Centre wherever you want to. This home comes equipped with a stairlift for handicapped access if needed, or it can be easily removed..... There are also Conveniently located two Visitors Parking Stalls for your Guest just attached with your Driveway for the convenience for you Guests. "Good Luck"

Built in 1998

### **Essential Information**

MLS® #	A2216773
Price	\$424,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	304, 39 Hidden Creek Place Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6B9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	French Door
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Wood
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	14
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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