

# \$389,999 - 304, 39 Hidden Creek Place Nw, Calgary

MLS® #A2228486

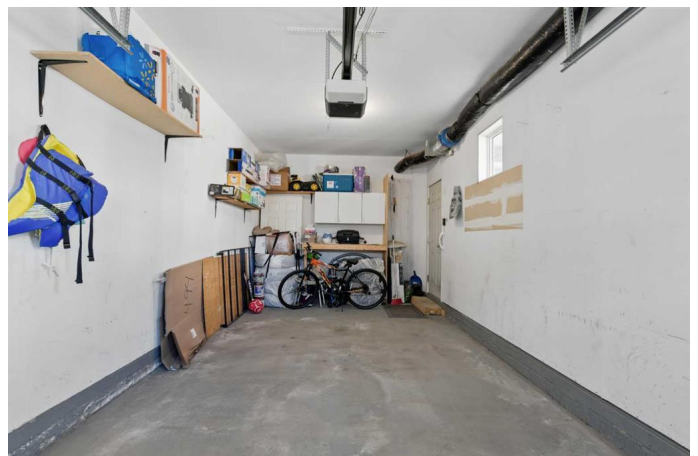
**\$389,999**

2 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

WELCOME TO THE OPEN HOUSE FROM 2:30 TO 4:30 PM ON SUNDAY, 24TH AUGUST 2025. HUGE PRICE REDUCTION! PRICE TO SELL! OPEN HOUSE. Welcome to this beautiful end-unit with 2 Beds and 2 Baths Single Attached Garage Town House 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 neighborhood 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 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. MOTIVATED SELLER. "Good Luck"

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228486          |
| Price          | \$389,999         |
| 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          | Stacked Townhouse |
| 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      | Laundry                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

# of Garages 1

## Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

## Exterior

Exterior Features Balcony

Lot Description Corner Lot, Creek/River/Stream/Pond

Roof Wood

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 18th, 2025

Days on Market 74

Zoning M-C1 d49

## Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.