

# **\$387,500 - 304, 39 Hidden Creek Place, Calgary**

MLS® #A2254887

**\$387,500**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

LOCATION! LOCATION! FIRST TIME HOME BYER OR INVERTER CALLING!. Welcome to this Freshly Painted 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 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 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. LIFT CHAIR in Stairs is on WORKING CONDITION. If Buyers don't Need that LIFT CHAIR, Seller will remove it at his own cost. MOTIVATED SELLER. "Good Luck"

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254887          |
| Price          | \$387,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,242             |
| 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 |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 6H3                    |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Playground |
| Parking Spaces | 2          |

Parking Single Garage Detached  
# of Garages 1

Interior

Interior Features Breakfast Bar  
Appliances Dishwasher, Dryer, Electric S  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Basement None



Date: April 26, 2025  
Property Type: Town House  
Ground Level: 81 sq ft 5.66 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 \*\*\*

Jeeban Katarwal

Exterior

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

Additional Information

Date Listed September 6th, 2025  
Days on Market 7  
Zoning M-C1 d49

Listing Details

Listing Office RE/MAX iRealty Innovations

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