

\$405,000 - 806, 39 Hidden Creek Place Nw, Calgary

MLS® #A2088985

\$405,000

2 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

Welcome to the serene oasis of Hanson Creek Manor, where the beauty of nature and modern living harmoniously converge.

Nestled amidst an enchanting environmental reserve and a tranquil nesting pond, this townhome is a haven for wildlife enthusiasts, offering glimpses of majestic birds and graceful deer in their natural habitat.

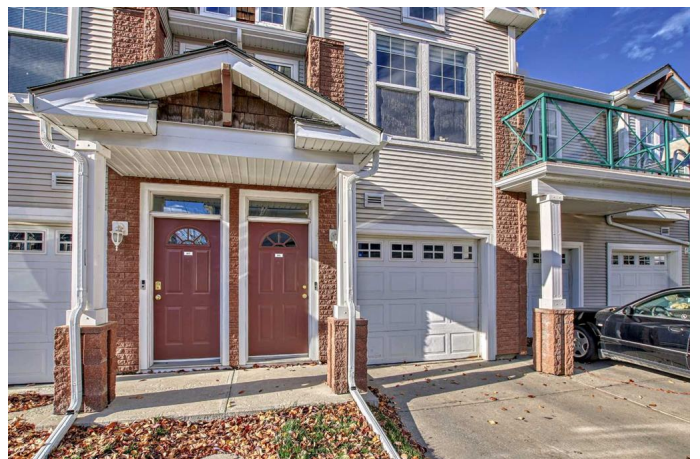
Step inside this delightful residence and experience the warmth of its open-concept living space.

With a cozy fireplace and in-floor heating, it's the perfect refuge to snuggle up in as the upcoming winter season approaches. The vaulted ceilings add an air of grandeur, and the abundant natural light from the sunny south-facing orientation bathes the interior in a warm glow.

Embrace the outdoors on your private balcony, complete with a convenient BBQ gas line, where you can savor those sun-kissed evenings.

The spacious living area seamlessly flows into a well-appointed kitchen, boasting an island, ample counter space, and an abundance of cabinets for all your culinary creations.

You'll find convenience in the single attached garage, ensuring your vehicle is



protected from the elements. Moreover, this location offers a wealth of amenities, with proximity to the airport, shopping, restaurants, schools, a recreational center, golfing opportunities, and a network of walking and biking paths.

Public transportation is readily accessible, and quick access to major roadways provides a direct route to the majestic mountains.

This townhome is not only ideal for first-time homebuyers, but it’s also perfect for those looking to downsize or seeking an investment property for rental purposes. It’s a gem in the heart of the beautiful community of Hidden Valley, offering an enviable lifestyle that seamlessly blends the tranquility of nature with the convenience of modern living.

Don’t miss your chance to call Hanson Creek Manor home. Schedule a viewing today and seize the opportunity to experience the tranquility and modern living at its finest.

Built in 1999

Essential Information

MLS® #	A2088985
Price	\$405,000
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	806, 39 Hidden Creek Place Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6B9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Landscaped, See Remarks, Views
Roof	Rubber
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2023
Date Sold	November 16th, 2023
Days on Market	17
Zoning	M-C1 d49
HOA Fees	0.00

Listing Details

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