

\$479,900 - 49 Hidden Creek Rise Nw, Calgary

MLS® #A2110504

\$479,900

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.06 Acres

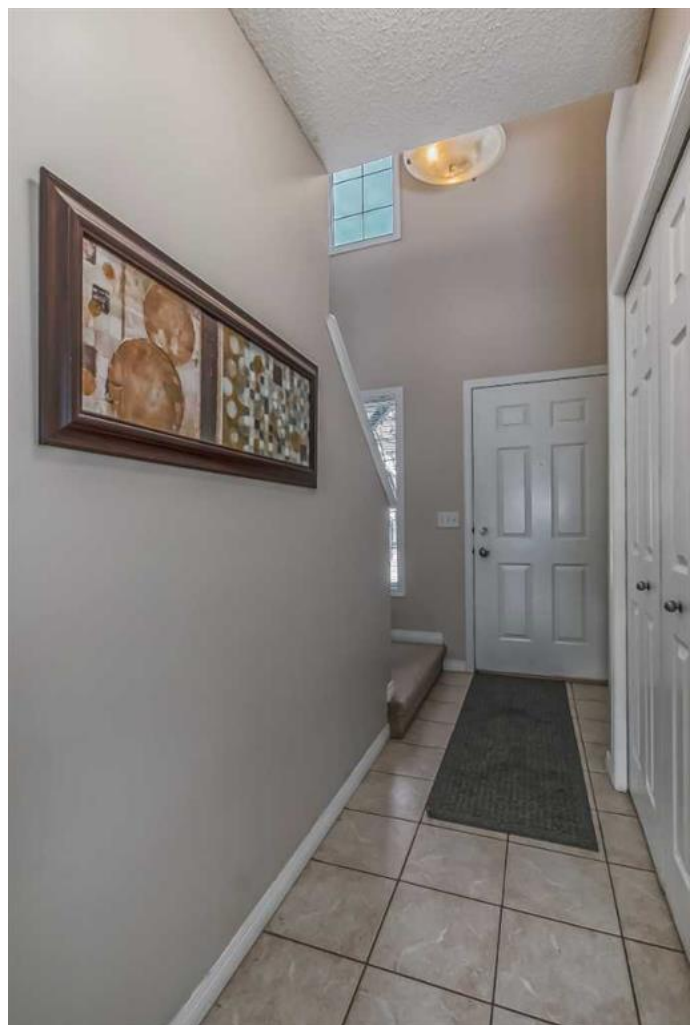
Hidden Valley, Calgary, Alberta

Welcome to the charming community of Hidden Valley, where this bright and inviting 3-bedroom townhome awaits you. Boasting a fully developed walkout basement, low condo fees (\$338.81) and an attached garage, this home offers a seamless blend of comfort and functionality.

As you step inside, you'll be greeted by an abundance of natural light creating a warm and welcoming atmosphere. The main floor features an open concept kitchen, dining & living room perfect for relaxing or entertaining guests. The kitchen offers ample counter space and a corner pantry, making meal preparation a breeze. Right off the dining area is a beautiful large balcony with lovely views. With its south-facing orientation, this area gets a lot of sunlight- an incredible space to spend your summer days.

Venture upstairs to discover three well-appointed bedrooms and a nook that could be a great set up for a home office or computer area. The spacious primary bedroom contains a walk-in closet and a full ensuite bathroom - an ideal space to unwind and recharge. The second and third bedrooms are also a good size and another full bathroom finishes the second floor.

One of the highlights of this home is the fully developed walkout basement, providing additional living space that can be tailored to suit your needs. Whether you desire a dedicated tv/movie area, a cozy family room, or a fitness area, the possibilities are endless.



Step outside to your backyard, where you'll find a great space perfect for enjoying sunny days & relaxing summer afternoons.

Conveniently located in Hidden Valley, this townhome offers easy access to a variety of amenities, including parks, schools, shopping, and major access roads such as Beddington Trail and Stoney Trail. With its desirable features and prime location, this is a place you'll be proud to call home. Don't miss out on the opportunity to make this your own slice of paradise in Hidden Valley. Schedule your private showing today!

Built in 2002

Essential Information

MLS® #	A2110504
Price	\$479,900
Sold Price	\$489,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	49 Hidden Creek Rise Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6L3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Isl
Appliances	Bar Fridge, Dishwasher, Dry Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 12th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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