

\$399,900 - 306, 39 Hidden Creek Place Nw, Calgary

MLS® #A2113527

\$399,900

2 Bedroom, 2.00 Bathroom, 1,066 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. Step inside this delightful residence and experience the warmth of its open-concept living space. The vaulted ceilings add an air of grandeur. Embrace the outdoors on your private balcony where you can savor those sun-kissed evenings. The spacious living area seamlessly flows into a well-appointed kitchen, boasting an island, brand new countertops, brand new range and hood face, freshly painted, brand new shower glass door, and an abundance of cabinets for all your culinary. 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 NW, 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 1998

Essential Information

MLS® #	A2113527
Price	\$399,900
Sold Price	\$406,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	306, 39 Hidden Creek Place Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6B9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks, Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Range Hood, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	March 23rd, 2024
Days on Market	14
Zoning	MC1 d49
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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