

\$475,000 - 6 Hidden Creek Rise Nw, Calgary

MLS® #A2115623

\$475,000

2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

Welcome to Hidden Creek Village. This well-kept and updated townhome has almost 2000sq ft of developed living space. It is conveniently located in one of the premier locations in the complex, with extra green space beside the community pond. The main level has laminate flooring, a beautiful kitchen with stainless steel appliances, quartz countertops, a peninsula-style breakfast bar/island, plenty of counter space, a well-sized corner pantry, and numerous gorgeous cabinets. The end side of the property receives south and west sun, allowing fantastic views of the pond and natural light to pour into the property at all times of day through a gallery of well-sized windows. Dining and living room spaces are adjacent and are perfect for entertaining guests or family gatherings. The main level has a door to an attached single garage and a half bathroom. The upper level has laminate flooring and two oversized primary bedrooms, each with walk-in closets and full ensuite bathrooms. Additionally, there is a computer nook perfect for those of us who work from home. The lower level is fully finished with tons of space for a theatre room, kids' play area, or workout zone. Enjoy the outdoors and relax on those hot summer days with your spacious deck adjacent to green space. Additional home features include a large Utility / Laundry room with storage, newly installed AC, newly installed humidifier, gas line hookup on the back deck, Central vacuum, visitor parking,



and low condo fees. Hidden Valley is a beautiful and safe community with schools, parks, playgrounds, walking / biking paths, a short walk to Hidden Valley Park, and a quick drive to fully complete Ring Road, Beddington Trail, and a multitude of shopping, restaurants, and other amenities in surrounding areas. Schedule your private showing quickly and enjoy the perfect mix of convenience, comfort, and affordability!

Built in 2002

Essential Information

MLS® #	A2115623
Price	\$475,000
Sold Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	6 Hidden Creek Rise Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6L5

Amenities

Amenities	Snow Removal, Visitor Parking
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Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, No Smoking Home, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 21st, 2024
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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