

\$434,900 - 404, 39 Hidden Creek Place Nw, Calgary

MLS® #A2173269

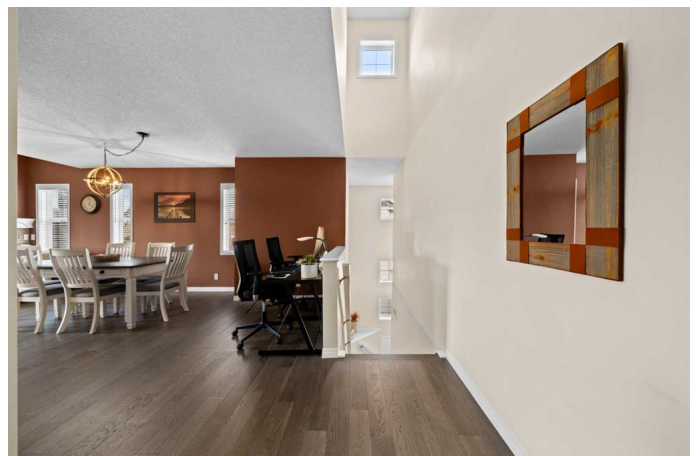
\$434,900

2 Bedroom, 2.00 Bathroom, 1,374 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

BACKING ONTO THE TRANQUIL POND and extensive pathway system sits this well-maintained END UNIT bungalow-style townhouse with an ATTACHED GARAGE. An abundance of natural light washes over the main floor with an OPEN AND AIRY FLOOR PLAN designed for both comfort and entertaining. NEW LIGHTING, ENGINEERED HARDWOOD FLOORS, IN-FLOOR HEATING, PRE-WIRED FOR SECURITY, FIBRE OPTIC READY, and rough-in central vacuum are just a few of the wonderful upgrades that add to the allure of this fantastic home. Soaring CATHEDRAL CEILINGS in the living room invites you to sit back and relax in front of the STONE-ENCASED FIREPLACE. Patio sliders lead to the balcony with a GAS LINE for summer barbeques with GORGEOUS POND VIEWS AS THE BACKDROP. The dining room has plenty of room for hosting with EXTRA FLEX SPACE for an open office area. Prepping, cooking and hosting are simplified in the well laid out, VERY LARGE KITCHEN featuring newer STAINLESS STEEL APPLIANCES (the fridge and stove were REPLACED IN THE LAST 2 YEARS!), lots of counter space including a BREAKFAST BAR and a closet pantry for extra storage. At the end of the day retreat to the CALMING PRIMARY OASIS for some R&R complete with a WALK-IN CLOSET and your own private 4-PIECE ENSUITE, no more sharing! The SECOND BEDROOM easily accommodates guests or serves as a quiet



work area or hobby room. A SECOND 4-PIECE BATHROOM and IN-SUITE LAUNDRY add to your convenience. The entry level provides access to the INSULATED GARAGE with tons of INTEGRATED STORAGE. Extra parking for guests is available on the driveway or in the visitor stalls within the complex. Additional upgrades include a new hot water tank and a new washer and dryer within the last 2 years. The boiler has been maintained regularly for in-floor heating with 2 zones. This beautiful, move-in ready home is ideally situated with the serene environmental reserve right out your door. Within walking distance are shopping, restaurants, transit, schools and more. This wonderful community also boasts an off-leash dog park, an outdoor skating rink and numerous parks as well as easy access to downtown, the mountains and tranquillity at neighbouring Nose Hill Park. Truly an exceptional home in an unsurpassable location!

Built in 1998

Essential Information

MLS® #	A2173269
Price	\$434,900
Sold Price	\$427,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	404, 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, Driveway, Insulated

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	2
Basement	None

Exterior

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

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 27th, 2024
Days on Market	42
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.