

# **\$375,000 - 304, 39 Hidden Creek Place, Calgary**

MLS® #A2254887

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

HUGE PRICE REDUCED! PRICE TO SELL!  
WELCOME TO THE HOUSE ON 21ST SEPT.  
2025 AT 2:00-4:00PM Welcome to this  
Freshly Painted beautiful end-unit with 2 Beds  
and 2 Baths Single Attached Garage Town  
House in Hidden Valley's Hansen Creek  
Manor! West Backing onto a beautiful nature  
reserve with a freshwater pond and nestle in  
very conveniently located in a sought-after  
community of Hidden Valley NW. This single  
front attached garage townhouse is idle and  
perfect for those attempting to downsize into a  
quiet living space, surrounded by a welcoming  
neighbourhood with exceptional scenery and  
many walking paths. Also good for First-Time  
Home Buyers or investors to live or grow their  
equity. This home offer you ground floor single  
attached garage parking and 2nd floor quite  
living with the beautiful views from spacious  
and bright living room with cozy fireplace and  
dining. A very Bright and open concept floor  
plan loaded with two bedrooms and two  
bathrooms, open kitchen and dining, multiple  
pantries and closets. A big master bedroom  
with 4 pcs ensuite allow you to have your  
sound sleeps quietly. When the living room off  
the patio door the huge and sunny deck  
welcome you for the more sounding nature  
views and warmth for your summer BBQ to  
you and your guests. This home is very  
conveniently and closely located to the  
Schools, Gas Station, Small plaza with  
restaurant and other. Also only 2-5 minutes  
drive to Creekside Shopping Centre. A very



easy and quick access to the STONY TRIAL  
allow you to drive to BANFF, EDMONTON and  
City-Centre wherever you want to. This home  
comes equipped with a stairlift for  
handicapped access if needed, or it can be  
easily removed..... There are also  
Conveniently located two Visitors Parking  
Stalls for your Guest just attached with your  
Driveway for the convenience for you Guests.  
LIFT CHAIR in Stairs is on WORKING  
CONDITION. If Buyers don't Need that LIFT  
CHAIR, Seller will remove it at his own cost.  
MOTIVATED SELLER. "Good Luck"

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254887          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,242             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 304, 39 Hidden Creek Place |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 6H3                    |

### **Amenities**

|           |            |
|-----------|------------|
| Amenities | Playground |
|-----------|------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Breakfast Bar                 |
| Appliances        | Dishwasher, Dryer, Electric S |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Gas                           |
| Basement          | None                          |



Date: April 26, 2025  
Property Type: Town House  
Ground Level: 61 sq ft 5.66 sq m2  
Main Floor: 1242 sq ft 115.38 sq m2  
Total RMS: 1303 sq ft 121.05 sq m2

\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*

Jeeban Katarwal

Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Wood                         |
| Construction      | Concrete, Vinyl Siding       |
| Foundation        | Poured Concrete              |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 26                  |
| Zoning         | M-C1 d49            |

Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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