

# \$429,900 - 704, 39 Hidden Creek Place Nw, Calgary

MLS® #A2260445

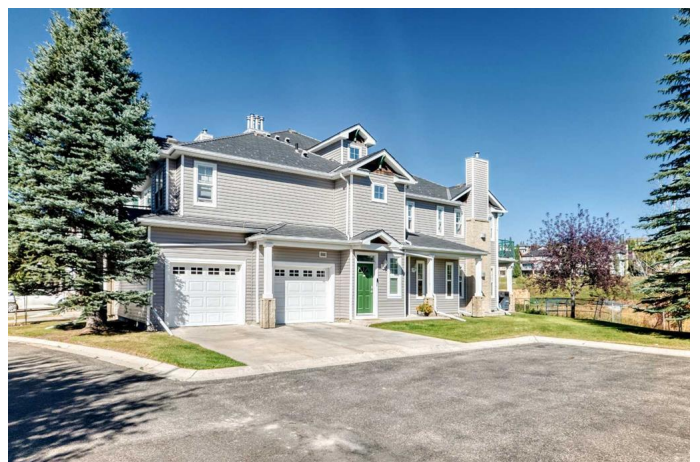
**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

Are you a nature lover ? do you have Pets?( large dogs ,small dog and cats are welcome. would you love to wake up in the morning and sunder out to your private balcony and enjoy your favorite beverage? watch the sun rise and enjoy your private nature reserve with abundance of wildlife, shall I go further?, Close to \$70K in renovations that include new low E triple pane windows. Here's your opportunity to own one of Calgary's hidden gems. This professionally managed and one of the best financial reserves complex in the city. Hidden Creek Manor. Main floor large single garage with epoxy concrete floor and shelving. Theres a man door inside the garage to your new home No Packing Groceries outside to get back inside. Spacious landing with low voltage heated floor and walk in storage. a short flight of stairs and you find yourself on the main floor, you'll notice new laminate flooring through the main floor. The kitchen is a dream. granite counter top are 3 ft high for those taller individuals. Kitchen cabinets are built to the ceiling that have lighting both inside the glass door panels and underneath. High end appliance with a convection micro wave /hood fan . There's three large bi fold storage closets as you make your way down the hallway. Your 4 pc Bathroom has the same 3 ft cabinet with matching granite counter top, higher toilet, bathtub with shower , tiled to the ceiling ,sliding glass doors and tiled flooring. Further down the hallway is the mechanical room /laundry. Heading back up into spacious



living room to the master bedroom ( carpeted)  
there also a outstanding ensuite, once again  
with matching granite 3 ft counters, higher  
toilet, tub with shower , tiled to ceiling and tiled  
floor. The second bedroom with carpet and  
window that overlooks that impressive nature  
reserve with ponds. The dining room has  
vaulted ceiling , Natural gas fireplace with  
mantel. Now for the La Resistance The  
Balcony!! This balcony is to drool over. It over  
looks The whole Nature reserve , ponds ,  
walking paths with natural gas hook up to your  
BBQ, no carting propane bottles anymore.  
This unit is a corner lot and very secluded. If  
you miss this property, you miss a lot. The city  
has undertaken to increase the water flow  
amongst the 2 ponds .and have separated  
from West Creek . Its going to be bigger and  
better once completed. Please ask your  
favorite agent for info or refer to the City of  
Calgary web site for more information Hanson  
Ranch Wetland Improvements all the  
information is there

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260445          |
| Price          | \$429,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,263             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 704, 39 Hidden Creek Place Nw |
| Subdivision | Hidden Valley                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3A6B9                        |

### **Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Trash, Visitor Parking                                                     |
| Parking Spaces | 2                                                                          |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached, Front Drive |
| # of Garages   | 1                                                                          |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                     |
| Heating           | Boiler, Natural Gas                                                                                                                 |
| Cooling           | Window Unit(s)                                                                                                                      |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas, Mantle, Dining Room, Glass Doors, Stone                                                                                        |
| # of Stories      | 2                                                                                                                                   |
| Basement          | None                                                                                                                                |

### **Exterior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, BBQ gas line                                                                                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Many Trees, Private, See Remarks, Conservation, Environmental Reserve, Secluded, Views |
| Roof              | Rubber                                                                                                                                                                               |
| Construction      | Brick, Concrete, Wood Frame                                                                                                                                                          |
| Foundation        | Poured Concrete, Wood                                                                                                                                                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 51                   |

Zoning

M-C1 d49

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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