

# \$489,000 - 102 Hidden Creek Rise Nw, Calgary

MLS® #A2209203

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

Welcome to this well-maintained 3-bedroom, 2.5-bathroom condo with a single attached garage, located in a desirable community â€•Hidden Valleyâ€•. The open-concept main floor features a bright living room with a cozy gas fireplace, a dedicated dining area, and a beautifully kitchenâ€”perfect for entertaining or family living.

Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and a walk-in closet. A nice bonus room, two additional well-sized bedrooms, and another full 4-piece bathroom complete the upper level.

Enjoy the sunny south-facing backyard and a fully finished walk-out basement that includes a rough-in for an additional bathroomâ€”ready for your personal touch. As a bonus, all interior walls will be freshly painted before possession, making this home move-in ready!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209203  |
| Price          | \$489,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,379     |
| Acres          | 0.05      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Residential            |
| Sub-Type   | Row/Townhouse          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 102 Hidden Creek Rise Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 6L5                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Open Floorplan, Pantry, Bathroom Rough-in                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                     |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 9               |
| Zoning         | M-C1            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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