

# \$439,000 - 109 Hidden Creek Rise Nw, Calgary

MLS® #A2210556

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,383 sqft  
Residential on 0.05 Acres

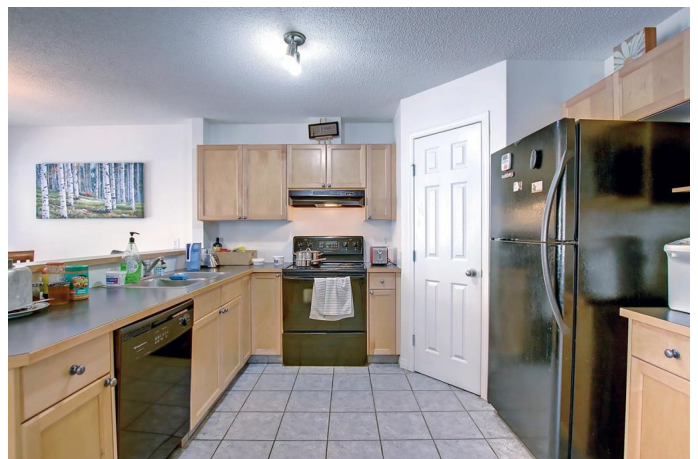
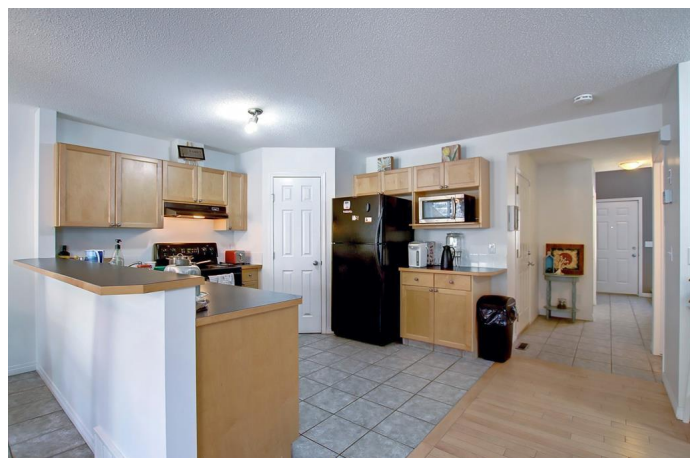
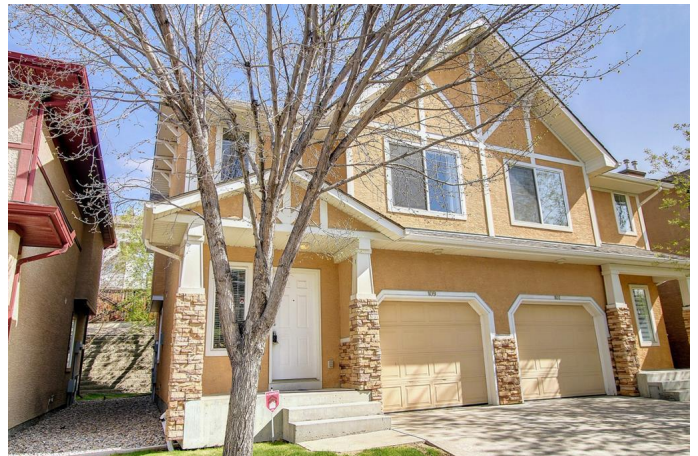
Hidden Valley, Calgary, Alberta

Open house on Saturday, May 3, 1-3 pm. Welcome to this beautiful semi-detached, located in a quiet and picturesque neighbourhood. The open-concept main floor showcases a stunning kitchen with ample cabinetry, a corner pantry, and a cozy breakfast nook with direct access to the deck. The bright family room features a corner electric fireplace and rich maple hardwood flooring, creating a warm and inviting space. Upstairs, you'll find a spacious master bedroom with a 4-piece ensuite and a large walk-in closet. Two additional bedrooms, a central open area with a built-in office nook, and flexible space for seating, storage, or a hutch complete the upper level. Enjoy the private backyard with a deck—perfect for morning coffee or summer BBQs under the shade of a beautiful mayday tree. Hanson Ranch is a highly sought-after community surrounded by nature and wetlands, with abundant walking and biking paths. You're just minutes from two major shopping centres and schools, with quick access to Deerfoot and Stoney Trail—plus only 15 minutes to the University of Calgary, Market Mall, and the airport. Book your private showing today!

Built in 2002

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2210556  |
| Price  | \$439,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,383                  |
| Acres          | 0.05                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 109 Hidden Creek Rise Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 6L4                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Storage, Visitor Parking          |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Low Maintenance Landscape, Rectangular Lot, On Golf Course |
| Roof            | Asphalt Shingle                                            |
| Construction    | Stone, Stucco, Wood Frame                                  |
| Foundation      | Poured Concrete                                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C1             |

### **Listing Details**

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

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