

\$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
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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	12
Zoning	M-C1 d49

Listing Details

Listing Office	RE/MAX iRealty Innovations
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