

71 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2177159



\$499,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,277 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

FULLY RENOVATED | HALF DUPLEX | ATTACHED GARAGE | DESIRABLE LOCATION | Welcome to the Renovated home in the heart of Hidden Valley! This homes has been completely renovated, and providing ample space to grow a family! This Half Duplex home offers 3 Bedrooms 2.5 Bathrooms making it spacious for your family! The main floor is flooded with natural light and boasts a spacious open-concept layout, including a cozy living room with an electric fireplace, a bright dining area with access to the balcony, and a stylish white kitchen complete with a walk-in pantry and newer appliances. Upstairs you’ll find three well-appointed bedrooms and two full baths, highlighted by a master suite with a walk-in closet and private ensuite. A loft area with a built-in desk provides the perfect spot for a home office. Monthly condo fees cover grass cutting and snow removal for hassle-free living. Enjoy a prime location just a short walk from bus stops and neighbourhood parks, minutes from the West Nose Creek environmental reserve, and conveniently close to schools, shopping, and major routes like Deerfoot Trail , and Stoney Trail.