



THE
A-TEAM

**RE/MAX
FIRST**

72 HIDDEN VALLEY Link, Calgary T3A5W5

MLS®#: **A2151511**

Area: **Hidden Valley**

Listing Date: **07/22/24**

List Price: **\$388,888**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **790**
Low Sqft:
Ttl Sqft: **790**

DOM

56
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Gentle Sloping,Street Lighting**
Park Feat: **Additional Parking,Assigned,Guest,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Other**

Construction: **Concrete,Shingle Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Dryer,Gas Water Heater,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Other	Basement	19`10" x 19`3"
2pc Bathroom	Second	6`0" x 5`0"
Living/Dining Room Combination	Main	20`2" x 19`2"
Bedroom	Level 4	10`0" x 10`0"

Room	Level	Dimensions
Family Room	Second	19`1" x 20`2"
4pc Bathroom	Level 4	6`8" x 5`2"
Bedroom	Level 4	12`0" x 12`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

M-CG d44

Fee Freq:

Monthly

Legal Desc: 9711132

Remarks

Pub Rmks: **MAJOR PRICE REDUCTION! REDUCED TO SELL!!! A rare opportunity in the highly sought after community of Hidden Valley. Close to schools and shopping , this opportunity to own your own space with Low Low condo fees and a solid reserve fund. The property is immaculate inside and out and professionally managed. Walking distance to schools, parks, pathways, and shopping and transit is a few steps outside the front door. Stoney Trail is accessible in less than 3 minutes. A hidden Gem in Hidden Valley a very welcoming mature safe community. Surprisingly large inside the 4 level split offers more than 1500 square feet of living space with well maintained grounds, low maintenance, turn key the home is ready for its new forever owners. A MUST SEE!!**

Inclusions: **Workbench - no tools included**
Property Listed By: **Town Residential**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









