

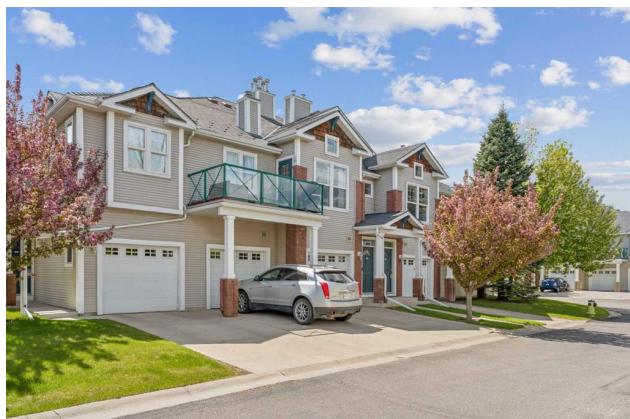


THE
A-TEAM

**RE/MAX
FIRST**

39 HIDDEN CREEK Place #501, Calgary T3A 6B9

MLS®#: **A2181781** Area: **Hidden Valley** Listing Date: **12/02/24** List Price: **\$429,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,142**
Low Sqft:
Ttl Sqft: **1,142**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:
Lot Feat: **Backs on to Park/Green Space, Treed**
Park Feat: **Oversized, Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`3" x 7`7"	Dining Room	Main	9`11" x 9`9"
Living Room	Main	13`5" x 13`0"	Laundry	Main	8`2" x 5`6"
Bedroom - Primary	Main	14`11" x 11`2"	Bedroom	Main	9`7" x 9`2"
4pc Bathroom	Main	7`6" x 4`11"	4pc Ensuite bath	Main	10`7" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$460

Fee Simple

M-C1 d49

Fee Freq:

Monthly

Legal Desc: 9813318

Remarks

Pub Rmks: **OPEN HOUSE - Sunday, Dec 8 from 1PM to 4PM - WELCOME HOME TO THIS BUNGALOW TOWNHOUSE - This is an ideal home for someone looking for the convenience of townhouse living all on one floor - Open Concept Floor Plan - 1142 Square Feet - Two Bedrooms - Two Full Bathrooms - Corner Unit Full of Natural Light - High Ceilings - Oversized Attached Single Garage - You are first greeted by the wonderful location of this unit backing onto a nature reserve and pathway system get in your daily walk and enjoy the bird's songs or enjoy grilling from your private shaded porch. The front door opens up to the generous 1142 square feet of living space featuring a dining area, eating bar and bright living room anchored with a wonderful gas fireplace with stone mantle. The kitchen (with newer refrigerator) is an ideal size featuring abundant storage and a large pantry. The generous primary bedroom features a full ensuite and walk-in closet complete with organizers. The second bedroom can easily accommodate a larger bed or can make an ideal flex room. The laundry room is complete with abundant space and additional in unit storage ready for your downsizing. Lasty, there is an attached, oversized single garage. Book a tour today.**

Inclusions: N/A
Property Listed By: CIR Realty

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





#501, 39 Hidden Creek Pl NW, 06.01.2024
RMS Area 1,141.59 sq.ft./106.05 m2



