

71 Hidden Creek Rise NW  
Calgary, Alberta

MLS # A2177159



## \$499,900

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

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