



GRASSROOTS
REALTY GROUP

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24 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2269916



\$395,000

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

This beautifully maintained 3-bedroom, 2.5-bath duplex is being offered for the very first time by its original owner and boasts over 1,400 sq. ft. of thoughtfully designed living space. The open-concept main floor is warm and inviting, featuring a bright kitchen with pantry, gas stove, dishwasher, and easy flow into the dining and living areas—perfect for everyday living or entertaining. Step outside to a sunny back deck, ideal for barbecues or relaxing outdoors. The upper level offers three generous bedrooms along with a versatile flex/office/bonus space—great for working from home or creating a cozy reading nook. The primary bedroom includes ample closet space, natural light, and a private ensuite. Complete with a single attached garage and located in the desirable, family-friendly community of Hanson Ranch in Hidden Valley. Close to shopping, walking and bike paths, golf, schools, and many other amenities. This home combines comfort, value, and location. This one won't last!