



GRASSROOTS
REALTY GROUP

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111 Hidden Creek Cove NW
Calgary, Alberta

MLS # A2273272



\$474,900

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,325 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Location, Location, Location!!!! You are going to love the location of this 3 bedroom, 2.5 bath townhome with a finished walkout basement backing on GREENSPACE!! Now that winter is here you will enjoy the single attached GARAGE keeping your car clear of snow and the driveway for a second vehicle. This gem is nestled in the desirable community of Hidden Valley and offers natural wetlands and pathways from your doorstep. You will enjoy the tranquility of the wetland but also enjoy the quick accesses to Beddington Trail and Stoney Trail allowing you to get popular places like the Calgary Airport, Deerfoot, and many local businesses in the area like Costco, pubs, and many more. Weather you are a first-time home buyer, downsizer, investor or have a growing family this home will check your boxes with budget friendly condo fees and hassle-free living. Notable upgrades to the complex are the new decks and new roof being installed. Don't wait book your showing today!