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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 (22 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, E			

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

Inclusions: N/A

Location, Location, Location, Location!!!!! You are going to love the location of this 3 bedroom, 2.5 bath townhome with a finished walkout basement and a single attached GARAGE plus driveway backing on GREENSPACE!! 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. Don't wait book your showing today!