



**18 Hidden Creek Rise NW
Calgary, Alberta**

MLS # A2290878



\$410,000

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,405 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Some homes simply feel right the moment you walk in, and this beautifully maintained duplex in Hidden Valley is one of them. Tucked into a quiet complex in Hidden Valley, this bright and welcoming home offers a layout that works beautifully for everyday living. The moment you step inside, the updated hardwood flooring across the main level creates a warm, polished feel that immediately sets the tone for the rest of the home. The kitchen is where this home truly stands out. Unlike many units in the complex, this home features an extended peninsula that adds valuable counter space and extra storage, making meal prep, entertaining, and busy mornings far more functional. The kitchen flows easily into the dining area, where patio doors open to the deck and yard - perfect for summer evenings outside or enjoying your morning coffee. The living room is bright and inviting, anchored by a cozy corner fireplace that makes the space feel comfortable year-round. Upstairs you'll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. A versatile loft area provides the perfect space for a home office, study area, or reading nook. The unfinished basement offers excellent potential for future development, while the attached single car garage adds everyday convenience. This home has been exceptionally well cared for and is in fantastic move-in-ready condition, allowing the next owner to simply unpack and start enjoying it. Book your showing and come see why this one stands out from the rest.