



**104, 39 Hidden Creek Place NW
Calgary, Alberta**

MLS # A2291009

\$375,000



*Property boundary lines are approximate

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behi		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 469
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d49
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

Exceptional value in this bright and spacious corner walk-up bungalow offering over 1,200 sq ft of living space and an attached garage, a rare combination in condo living. Positioned above grade with windows on multiple sides, this home feels open, private, and filled with natural light. The open-concept main living area features maple hardwood floors, vaulted ceilings, and a cozy gas fireplace, creating a warm and inviting space for both everyday living and entertaining. Patio doors lead to a large sunny balcony with a gas BBQ line, perfect for relaxing or hosting. The kitchen offers ample cabinetry, generous counter space, a breakfast bar, and a double-door pantry. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom works perfectly as a guest room, home office, or flex space. Additional highlights include main-floor laundry with cabinetry, energy-efficient in-floor heating, central vacuum, and excellent storage throughout. The attached drywalled garage provides secure parking and convenient storage. Located in a well-managed complex with a strong reserve fund, this home is steps from the Hanson Ranch wetlands, scenic walking paths, and parks, with quick access to Stoney Trail and nearby amenities. With over 1,200 sq ft, an attached garage, and a desirable corner location, this home offers outstanding value in NW Calgary.