



**501, 39 Hidden Creek Place NW  
Calgary, Alberta**

**MLS # A2137898**



**\$450,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Treed		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d49
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Dining Room Table and Chair, TV and Mount in Second Bedroom

**OPEN HOUSE - SUNDAY, JUNE 23 FROM 1PM TO 3PM - WELCOME HOME TO THIS BUNGALOW TOWNHOUSE** - This is an ideal home for someone looking for the convenience of townhouse living all on one floor - Open Concept Floor Plan - 1142 Square Feet - Two Bedrooms - Two Full Bathrooms - Corner Unit Full of Natural Light - High Ceilings - Oversized Attached Single Garage - You are first greeted by the wonderful location of this unit backing onto a nature reserve and pathway system get in your daily walk and enjoy the bird's songs or enjoy grilling from your private shaded porch. The front door opens up to the generous 1142 square feet of living space featuring a dining area, eating bar and bright living room anchored with a wonderful gas fireplace with stone mantle. The kitchen (with newer refrigerator) is an ideal size featuring abundant storage and a large pantry. The generous primary bedroom features a full ensuite and walk-in closet complete with organizers. The second bedroom can easily accommodate a larger bed or can make an ideal flex room. The laundry room is complete with abundant space and additional in unit storage ready for your downsizing. Lastly, there is an attached, oversized single garage. Book a tour today.