



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102 HIDDEN CREEK Rise NW
Calgary, Alberta

MLS # A2209203



\$489,000

Division:	Hidden Valley		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,379 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this well-maintained 3-bedroom, 2.5-bathroom condo with a single attached garage, located in a desirable community "Hidden Valley". The open-concept main floor features a bright living room with a cozy gas fireplace, a dedicated dining area, and a beautifully kitchen—perfect for entertaining or family living. Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and a walk-in closet. A nice bonus room, two additional well-sized bedrooms, and another full 4-piece bathroom complete the upper level. Enjoy the sunny south-facing backyard and a fully finished walk-out basement that includes a rough-in for an additional bathroom—ready for your personal touch. As a bonus, all interior walls will be freshly painted before possession, making this home move-in ready!