



GRASSROOTS
REALTY GROUP

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**303, 39 Hidden Creek Place NW
Calgary, Alberta**

MLS # A2210661



\$424,900

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 455
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Keys for Home x 2, Mailbox Keys x 2

****OPEN HOUSE FRIDAY, APRIL 18 1-3PM**** A Rare Find! Stunning End Unit Backing onto Green Space with Pond and Pathway System Nestled in the sought-after community of Hidden Creek, this beautifully maintained 2-bedroom, 2-full bathroom condo offers a tranquil setting with breathtaking views of a natural reserve and creek. Wake up to birdsong and enjoy peaceful walks right outside your door—this is the perfect retreat for nature lovers! Spacious & Bright — Soaring vaulted ceilings, and abundant natural light create an open, airy feel throughout. Whether you’re relaxing in front of the cozy gas fireplace or entertaining guests, you’ll love the inviting atmosphere this home offers. In-floor heating (two independent zones) ensures comfort throughout. The well-appointed walk-through kitchen features ample cabinetry, an eating bar, and a layout designed for effortless cooking and entertaining. The large master suite offers a serene retreat, while the second bedroom can easily double as a home office or den - it would also be ideal for a roommate! Step outside onto your private deck overlooking lush green space. With a natural gas hookup, it’s the perfect spot for year-round BBQs and relaxing evenings. Storage is never an issue—this unit includes a deep single attached garage, fully insulated and drywalled and spacious enough for larger vehicles, plus an adjoining storage area for all your seasonal gear. Extra parking for guests is available on your personal driveway or in the various visitor stalls within the complex. Tucked away in a peaceful location yet just minutes from shopping, dining, and major roadways (Beddington Trail, Country Hills Blvd., Stoney & Highway 2), this low maintenance home offers the perfect balance of tranquility and convenience. With the market demand for properties offering both

serenity and accessibility, this home is an exceptional value. Whether you're a first-time buyer, a young couple, or looking to downsize, this is your chance to secure a prime piece of Calgary's nature-rich community. Act Fast – this opportunity won't last! Book your showing today and see why this could be your next dream home!