

**17 Hidden Creek Rise NW  
Calgary, Alberta****MLS # A2250074****\$430,000**

---

<b>Division:</b>	Hidden Valley	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.05 Acre	
<b>Lot Feat:</b>	Rectangular Lot	

---

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

---

**Inclusions:** n/a

Welcome to this spacious and thoughtfully designed 2-storey duplex condo with a fully finished walkout basement, perfectly situated in the sought-after Hidden Valley community—right on the edge of Panorama! Enjoy the peace and charm of Hidden Valley with unbeatable access to all the amenities Panorama has to offer, including parks, pathways, shopping, schools, and recreation. This home features a single attached garage and a bright, open-concept main floor that seamlessly blends the kitchen, dining, and living areas—ideal for both everyday living and entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private 3-piece ensuite bathroom. A second full bathroom serves the other two bedrooms. One of the standout features of this level is the large open flex area—from a typical narrow hallway—offering endless possibilities for a home office, reading nook, or play area. The fully finished walkout basement adds even more functional space, perfect for a family room, home gym, or guest retreat. Don't miss this opportunity to own a well-located, versatile, and beautifully designed home in a vibrant and amenity-rich area.