

**111 Hidden Creek Cove NW**  
**Calgary, Alberta**

**MLS # A2273272**



**\$474,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Location, Location, Location!!!! You are going to love the location of this 3 bedroom, 2.5 bath townhome with a finished walkout basement backing on GREENSPACE!! Now that winter is here you will enjoy the single attached GARAGE keeping your car clear of snow and the driveway for a second vehicle. This gem is nestled in the desirable community of Hidden Valley and offers natural wetlands and pathways from your doorstep. You will enjoy the tranquility of the wetland but also enjoy the quick accesses to Beddington Trail and Stoney Trail allowing you to get popular places like the Calgary Airport, Deerfoot, and many local businesses in the area like Costco, pubs, and many more. Weather you are a first-time home buyer, downsizer, investor or have a growing family this home will check your boxes with budget friendly condo fees and hassle-free living. Notable upgrades to the complex are the new decks and new roof being installed. Don't wait book your showing today!