

**201, 39 Hidden Creek Place NW**  
**Calgary, Alberta**

**MLS # A2277483**



**\$395,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick	<b>Zoning:</b>	M-C1 d49
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this well-maintained and rarely available ground-level bungalow townhouse with an attached garage, ideally located in a quiet Hidden Valley complex. This is an exceptional location with immediate access to green space, walking and biking paths, parks, schools, outdoor skating rinks, public transit, Nose Hill Park, major routes, shopping, and restaurants. The main level offers a bright, open-concept layout filled with natural light from recently updated windows and patio doors (replaced in 2024). The living room features a gas fireplace and flows seamlessly into the dining area and a well-laid-out kitchen with generous counter space, granite counter tops, white cabinetry, stainless steel appliances, and a pantry. This single-level bungalow includes two bedrooms, highlighted by a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. Down the hall you'll find the second bedroom, an additional 4-piece bathroom, the spacious garage entryway and a mechanical room that hosts the laundry and provides excellent storage. Notable upgrades over the past few years include new windows and patio doors, blinds, paint, trim, kitchen cabinet refacing, and the roof was replaced with a Euroshield rubber roof system with a design life of 50+ years (2020/2021). This is a rare opportunity to own a ground-level bungalow townhouse (that is correct, NO STAIRS!) with an attached garage with meaningful updates and an outstanding location at this price point.