

# \$449,000 - 77 Hidden Creek Rise Nw, Calgary

MLS® #A2238220

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,390 sqft  
Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

Discover this fantastic 3-bedroom, 2.5-bathroom home, perfectly situated in the highly sought-after Hidden Creek Village. This home has been meticulously cared for and offers an abundance of space for your family. Step inside and you'll immediately appreciate the bright and open feel of the main level. The kitchen, dining area, and spacious living room flow seamlessly, creating an inviting space for everyday living and entertaining. Upstairs, convenience is a priority. You'll find the laundry room cleverly located in the large open hallway, making chores a breeze. This level also features two good-sized bedrooms, a bathroom, plus a primary bedroom complete with an ensuite bathroom and a walk-in closet. This home has seen some great updates, including new flooring throughout the main floor, an updated main floor washroom and a new roof. The basement is a blank canvas, ready for your personal touch. With plenty of space, you can easily add a rec room, an extra bedroom, or simply utilize it for additional storage. Hidden Creek Village offers an unbeatable location in Calgary. You'll enjoy easy access to Stoney Trail and Beddington Trail, making your commute a breeze. Plus, you're just minutes away from shopping areas and plenty of green space for outdoor enjoyment. Don't miss out on the opportunity to see this amazing home. It truly has something for everyone!

Built in 2002



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238220               |
| Price          | \$449,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,390                  |
| Acres          | 0.05                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 77 Hidden Creek Rise Nw |
| Subdivision | Hidden Valley           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A6L3                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Yard, Lawn    |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |
| Zoning         | M-C1 d75       |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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