

## 102 Hidden Creek Rise NW Calgary, Alberta

**MLS # A2209203**


# \$488,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2002 (23 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>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this well-maintained 1379 sq ft | Semi-detached condo | 3-bedroom, 2.5-bathroom | single attached garage | Walk-out, fully finish basemen, located in a desirable community&rdquo; Hidden Valley&rdquo;. The open-concept main floor features a bright living room with a cozy gas fireplace, a dedicated dining area, and a beautifully kitchen&mdash;perfect for entertaining or family living. Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and a walk-in closet and two additional well-sized bedrooms, and another full 4-piece bathroom complete the upper level. Enjoy the sunny south-facing backyard and a fully finished walk-out basement that includes a rough-in for an additional bathroom&mdash;ready for your personal touch. As a bonus, all interior walls will be Freshly painted before possession, making this home move-in ready!