

**116 Hidden Creek Rise NW**  
**Calgary, Alberta**

**MLS # A2283461**



**\$420,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                         |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side            |               |                   |
| <b>Size:</b>     | 1,373 sq.ft.                               | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Single Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <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>   | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | N/A  |                   |          |

Phenomenal city views to wake up to! Welcome to 116 Hidden Creek Rise NW. This spacious, elevated home is sure to impress, ideally located in the highly desirable community of Hidden Valley. Enjoy quick and convenient access to Stoney Trail, schools, shopping, parks, and the Calgary International Airport. The home is filled with natural light, with sunlight beaming throughout the day. It features a developed walk-out basement, offering additional living space and excellent flexibility for extended family, rental potential, or home office use. Perfect for investors or first-time home buyers, this property includes a single attached garage plus parking pad. Step out onto the balcony overlooking the city—the perfect spot to entertain, relax, or enjoy your morning coffee or favourite beverage while taking in the stunning views. A fantastic opportunity to own in one of NW Calgary’s most sought-after communities!