

**601, 39 Hidden Creek Place NW  
Calgary, Alberta**

**MLS # A2288433**



**\$400,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d49
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** NA

Welcome Home! If you're looking for the ideal low-maintenance property with NO STAIRS, this is the one. This sunny end unit is located on a single level. This spacious condo offers comfortable, easy living with a functional open-concept layout designed for both everyday life and entertaining. The bright living room features a cozy gas fireplace and flows seamlessly into the open kitchen and dining area. With two bedrooms and two full bathrooms, this home provides an ideal setup for homeowners and downsizers. The primary bedroom includes a walk-in closet, private ensuite, and an easily accessible walk-in shower, while the second bedroom is perfect for a home office or guest space. Enjoy the convenience of main-floor laundry, in-unit storage, and a single attached garage to keep your vehicle warm during the winter months. Step outside to your back patio — perfect for relaxing or enjoying your morning coffee. This well-designed home offers comfort, convenience, and true single-level living. Contact your favourite REALTOR® today to book your private showing!