

# **\$478,800 - 184 Hidden Creek Gardens Nw, Calgary**

MLS® #A2240089

**\$478,800**

2 Bedroom, 3.00 Bathroom, 2,072 sqft

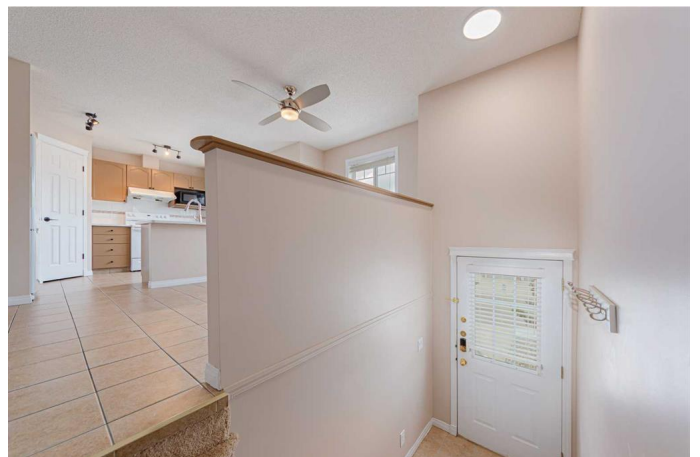
Residential on 0.04 Acres

Hidden Valley, Calgary, Alberta

**\*\*Open house Saturday Sep 20**

**1-3:30pm\*\*Reduced! Home sweet Home!**

Welcome to this well maintained 2 storey townhouse in Hanson Ranch! Boasts over 2000sqft of develop space, this home offers you a bright open kitchen stairs up from the foyer, where you can find a functional layout with painted cabinets, white appliances, corner pantry, and brand new quartz counter tops including an island of new sink and faucet! Off the kitchen on the same level is a handy 2 pc bathroom with washer/dryer. A spacious family room with balcony access and a gas fireplace with gleaming hardwood floor on the same level. Lots of windows allow tons of natural lights coming through. Enjoy a quite morning/afternoon on the balcony facing the beautiful court yard with gazebo. Up the stairs to 2nd floor, you will find an open den/flex room with window for entertainment, study or computer(can be easily converted into a bedroom). There are 2 oversized bedrooms on this level both with ensuite & walk-in closet! Master bedroom facing east with vaulted ceiling and 2 large windows overlooking the court yard. 5pcs master ensuite features double vanity with new faucets, shower stall and separate soak tub! Double garage also connects the walk-out basement, where you can find a large rec room, furnace room and 2nd patio door leads to the court yard! Property is just professionally cleaned with brand new light fixture, brand new quartz counters and brand new door locks! Shows



10/10! Ready to move-

Built in 2001

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240089      |
| Price          | \$478,800     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,072         |
| Acres          | 0.04          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 184 Hidden Creek Gardens Nw |
| Subdivision | Hidden Valley               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 6J5                     |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Gazebo, Visitor Parking, Garbage Chute, Snow Removal     |
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Insulated |
| # of Garages   | 370                                                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, No Animal Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas                                                                                                    |

|                 |                             |
|-----------------|-----------------------------|
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas, Mantle, Family Room    |
| # of Stories    | 3                           |
| Has Basement    | Yes                         |
| Basement        | Finished, Partial, Walk-Out |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                                        |
| Lot Description   | Backs on to Park/Green Space, Views, Environmental Reserve, Rolling Slope |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Wood Frame                                                                |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 74              |
| Zoning         | M-C1 d75        |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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