

# \$449,900 - 95 Hidden Creek Rise Nw, Calgary

MLS® #A2235887

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.05 Acres

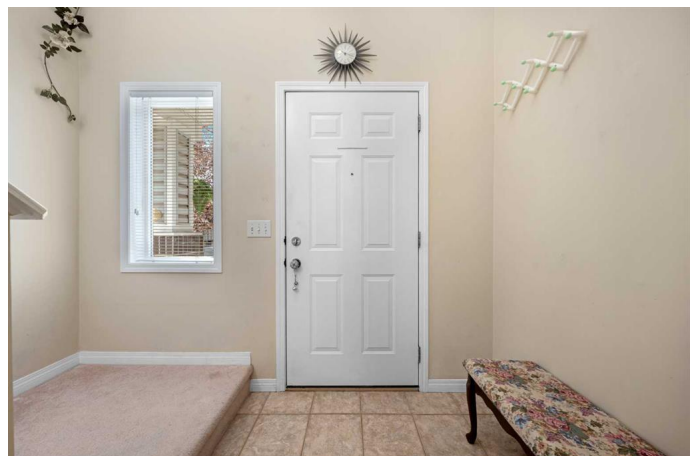
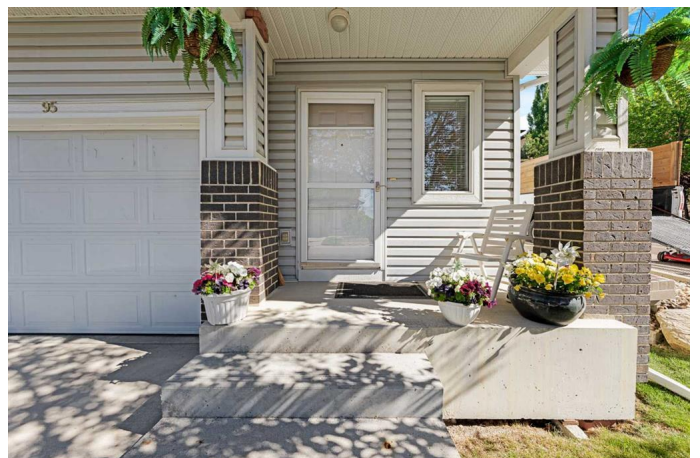
Hidden Valley, Calgary, Alberta

Welcome to this bright and quiet south-facing half-duplex with nearly 1,900 sq.ft. of well-designed living space across three levels—ideal for families, couples, or anyone looking for a comfortable and functional home in the desirable Hanson Ranch community.

Step inside to a warm foyer with soaring 2-storey ceilings that open up the space. The main floor features an open-concept layout where the Living room, Dining area, and Kitchen flow seamlessly together—ideal for both family gatherings and entertaining. The Living room boasts a cozy gas fireplace, while the Kitchen is equipped with a corner pantry, ample counter space, a raised eating bar, and stainless steel appliances including a fridge installed in 2023. Just off the Dining Room, step out onto a private deck—perfect for summer barbecues and outdoor fun.

Upstairs you'll find a handy landing area with a built-in desk—perfect for homework or a small home office. There are three good-sized bedrooms, including a spacious Primary bedroom with a walk-in closet and full ensuite. A second full bathroom serves the other two bedrooms.

The fully finished basement adds even more living space with a large Rec room, ideal for play, movies, or extra family time, plus plenty of storage. The attached single garage provides secure parking.



This well-managed complex has upcoming improvements already scheduled, including a new deck and roof shinglesâ€”giving you peace of mind for years to come.

Enjoy the benefits of nearby schools, golf courses, shopping centers, and parks, along with recent in-home upgrades like a newer hot water tank and an electronic air filter for added comfort. Plus, enjoy easy access to Beddington Trail and Stoney Trail for convenient commuting.

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235887               |
| Price          | \$449,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,378                  |
| Acres          | 0.05                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 95 Hidden Creek Rise Nw |
| Subdivision | Hidden Valley           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 6L3                 |

### Amenities

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

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Corner Lot, Landscaped          |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 6              |
| Zoning         | M-C1 d75       |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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