

# \$480,000 - 17 Hidden Creek Rise Nw, Calgary

MLS® #A2250074

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

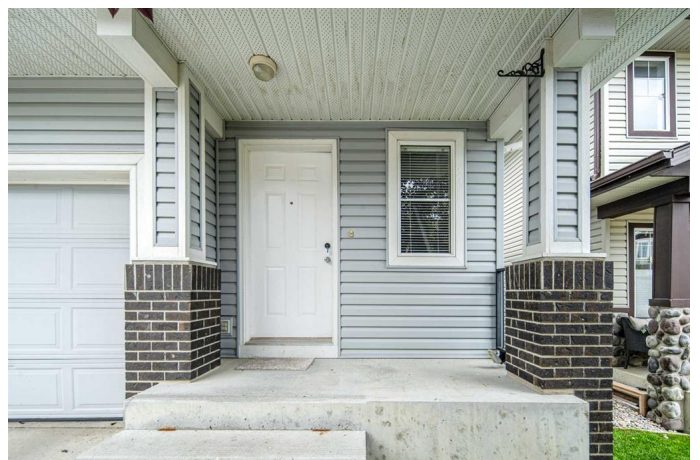
Welcome to this spacious and thoughtfully designed 2-storey duplex condo with a fully finished walkout basement, perfectly situated in the sought-after Hidden Valley community—right on the edge of Panorama! Enjoy the peace and charm of Hidden Valley with unbeatable access to all the amenities Panorama has to offer, including parks, pathways, shopping, schools, and recreation.

This home features a single attached garage and a bright, open-concept main floor that seamlessly blends the kitchen, dining, and living areas—ideal for both everyday living and entertaining. A convenient 2-piece powder room completes the main floor.

Upstairs, you™ll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private 3-piece ensuite bathroom. A second full bathroom serves the other two bedrooms. One of the standout features of this level is the large open flex area—far from a typical narrow hallway—offering endless possibilities for a home office, reading nook, or play area.

The fully finished walkout basement adds even more functional space, perfect for a family room, home gym, or guest retreat.

Don't miss this opportunity to own a well-located, versatile, and beautifully designed home in a vibrant and amenity-rich



area.

Built in 2002

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250074               |
| Price          | \$480,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,381                  |
| Acres          | 0.05                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 17 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        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                 |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Other           |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-C1 d75          |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.