

\$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

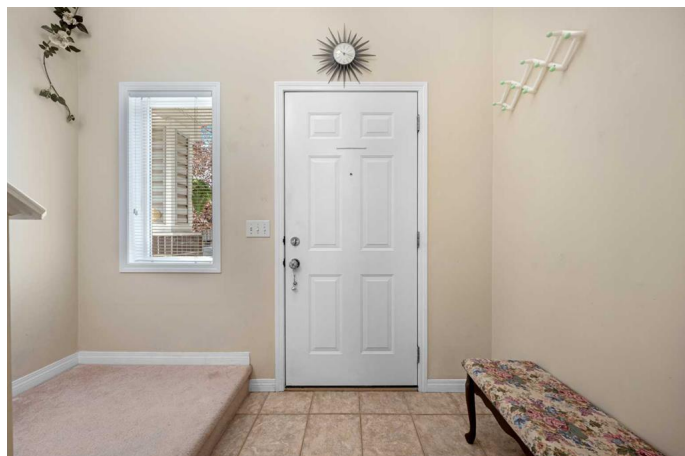
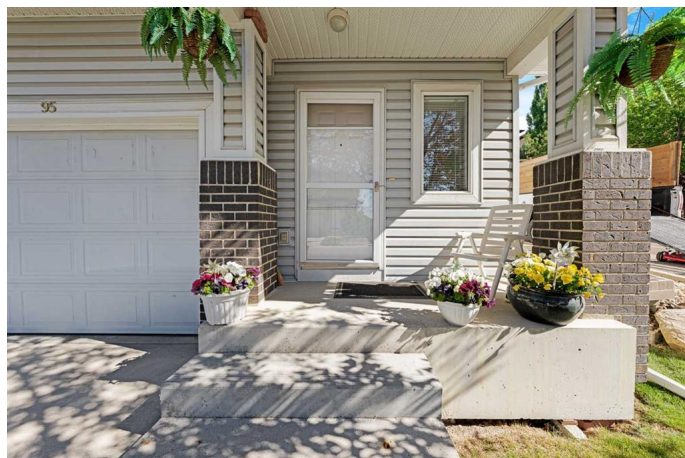
Hidden Valley, Calgary, Alberta

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	1
Zoning	M-C1 d75

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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