

# \$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

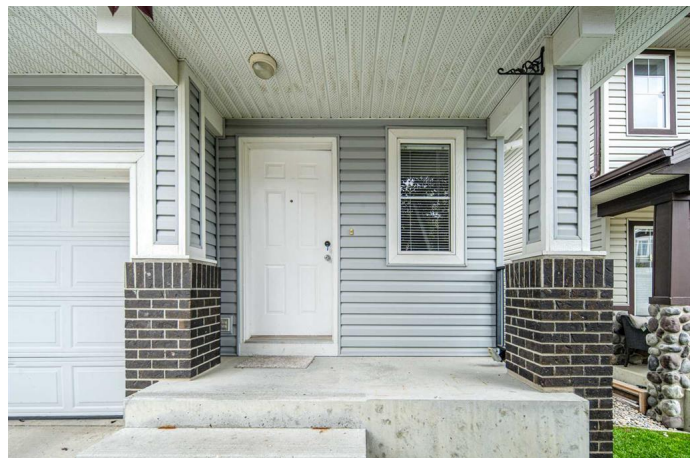
Welcome to this spacious and thoughtfully designed 2-storey duplex condo with a fully finished walkout basement, perfectly situated in the sought-after Hidden Valley community—right on the edge of Panorama! Enjoy the peace and charm of Hidden Valley with unbeatable access to all the amenities Panorama 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	1
Zoning	M-C1 d75

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.