

\$449,900 - 49 Nolan Hill Boulevard Nw, Calgary

MLS® #A2080263

\$449,900

2 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning townhome located in the desirable Nolan Hill community. This exceptional residence features two spacious master bedrooms and 2.5 bathrooms, offering over 1,200 sqft of living space. With an abundance of natural light, this cozy and contemporary home creates a warm and inviting atmosphere. The main floor showcases an open-concept layout with laminate flooring throughout, highlighting a modern kitchen equipped with stylish cabinetry, stainless steel appliances, and beautiful stone countertops. Upstairs, you'll discover two luxurious and generously sized master bedrooms, convenient laundry, a full bathroom, and an impressive ensuite. The lower level offers a versatile space that can be used as a recreation room, home office, media center, or guest retreat. With the added convenience of a DOUBLE attached garage, your daily routine becomes effortless. The location is fantastic, providing easy access to both Shaganappi and Stoney Trail. Enjoy the convenience of nearby restaurants, grocery stores, banks, schools, playgrounds, T&T, and more. Don't miss this opportunity to make this exquisite townhome your new oasis. Message your favourite realtor today and come see for yourself!

Built in 2013

Essential Information



MLS® #	A2080263
Price	\$449,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	49 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0S5

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	October 27th, 2023
Days on Market	37
Zoning	R-2M
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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