

\$499,900 - 781 Nolan Hill Boulevard Nw, Calgary

MLS® #A2084203

\$499,900

3 Bedroom, 4.00 Bathroom, 1,237 sqft

Residential on 0.05 Acres

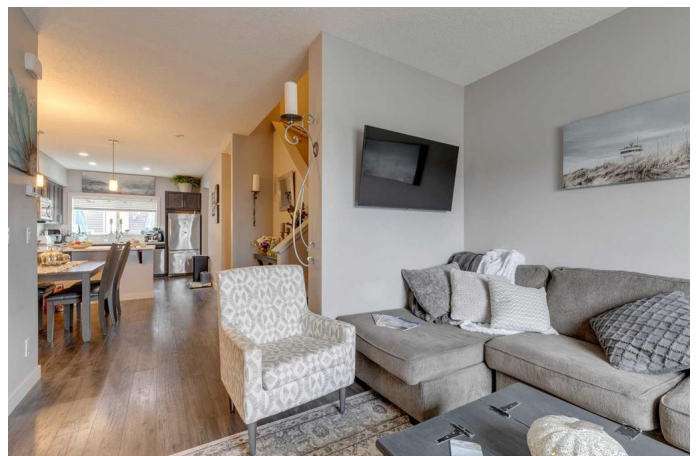
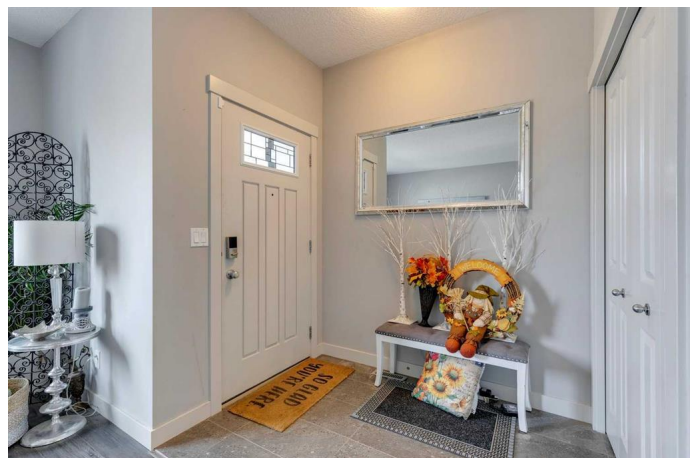
Nolan Hill, Calgary, Alberta

NO CONDO FEES! This sweet Shane-built townhome offers plenty of great living space with 2 Primary Suites on the upper level, complete with ensuite baths, a deep soaker tub in one, and custom walk-in closets, plus a professionally finished basement (with all city Permits) offering a third large bedroom with a walk-in closet and full bath. The open-concept main floor boasts high ceilings, luxury vinyl plank floors, a spacious kitchen with quartz countertops, and plenty of great storage. The fully fenced yard is perfect for children and pets while you keep your car out of the elements in the double detached garage. This home is roughed in for A/C should you need to add it. Situated across the street from a playground with a sunny west-facing backyard this home is your opportunity to stop paying rent and get into home-ownership without condo fees. Call your favourite REALTOR today so you don't miss this one!

Built in 2015

Essential Information

MLS® #	A2084203
Price	\$499,900
Sold Price	\$498,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,237
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	781 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V9

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2023
Date Sold	October 18th, 2023
Days on Market	15
Zoning	M-1d111
HOA Fees	110.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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