

\$459,000 - 61 Nolan Hill Boulevard Nw, Calgary

MLS® #A2085314

\$459,000

2 Bedroom, 3.00 Bathroom, 1,182 sqft

Residential on 0.00 Acres

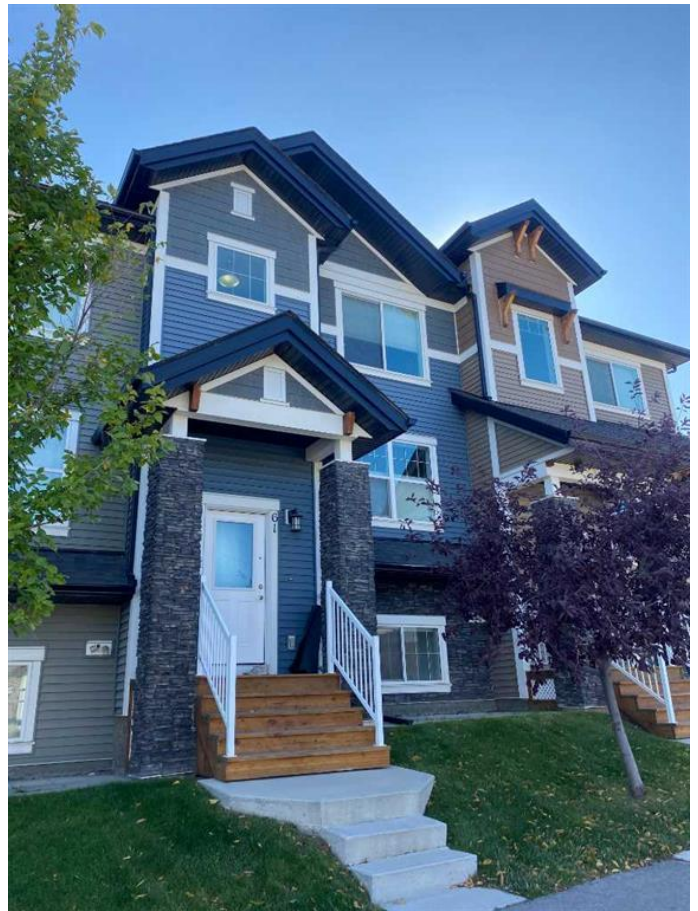
Nolan Hill, Calgary, Alberta

BACKING SOUTH ONTO A LARGE COURTYARD, RARE TRADITIONAL DOUBLE GARAGE, 2 LARGE MASTER BEDROOMS EACH WITH THEIR OWN FULL BATHROOMS AND WALK-IN CLOSETS!! Main floor is an open-concept layout with an abundance of natural sunlight, laminate plank style flooring throughout and 9â€™™ ceilings. The upgraded kitchen is equipped with stone countertops, elegant cabinets, stainless steel appliances and more. You will also find a custom built in desk with matching drawers in a den, a conveniently located washroom, and a covered walkout balcony that faces a large courtyard! Upstairs, you will find two generously sized double master bedrooms with large windows, their own full bathrooms and walk-in closets. Laundry is also on the upper floor for easy access. Downstairs flex space can be turned into a guest room, exercise room or media center. The traditional double garage will make getting out to all the nearby grocery stores, schools, gas stations, banks and restaurants a breeze! AVAILABLE FOR IMMEDIATE POSSESSION!!

Built in 2013

Essential Information

MLS® #	A2085314
Price	\$459,000
Sold Price	\$458,300



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	61 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S5

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear

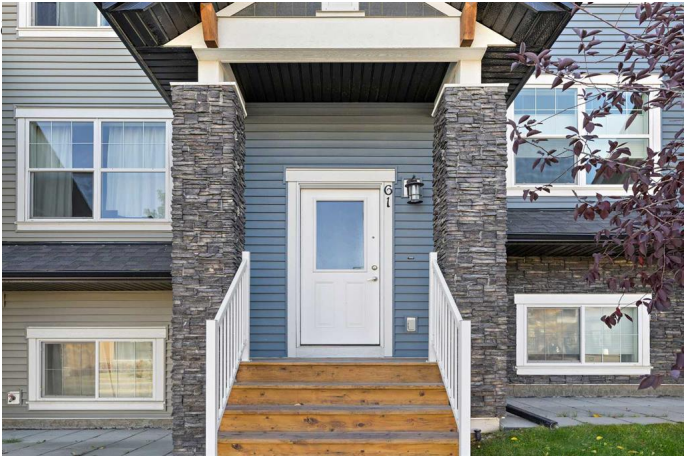
Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Playground
Lot Description	Street Lighting, Views
Roof	Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Fr
Foundation Poured Concrete



Additional Information

Date Listed October 6th, 2023
Date Sold October 26th, 2023
Days on Market 20
Zoning R-2M
HOA Fees 78.75
HOA Fees Freq. ANN

Listing Details

Listing Office FIRST PLACE REALTY

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