

\$499,900 - 26 Nolan Hill Heights Nw, Calgary

MLS® #A2089259

\$499,900

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

****TAKE POSSESSION BEFORE THE HOLIDAYS *****Welcome to 26 Nolan Hills Heights NW, This 1,554 sq ft Townhome has 3 bedrooms and 2.5 baths and is located in the Trinity development in Nolan Hill The townhome offers stunning southern views of a wide-open ravine with pond and pathways. You can enjoy these views from the south-facing deck and patio. Some of the many upgrades to this home include engineered hardwood flooring, added buffet cabinetry in the kitchen, upgraded carpet and underlay, high-quality paint, tasteful lighting fixtures, as well as Air Conditioning along with a heated double garage. The townhome has three levels of living space that offer its own unique features. The Lower level offers a good-sized 3rd bedroom/ Flex room with a Murphy Bed with access to the south-facing patio along with entrance to the double heated garage as well as the storage room & utility room

The main level features a bright and open floor plan with 9' ceilings. The kitchen is equipped with beautiful dark self-close maple cabinetry, a decorative backsplash, stylish quartz countertops, and top-of-the-line stainless steel appliances, including a deluxe gas stove. The living room is filled with natural light and leads to a private balcony with scenic views. The Upper level hosts two large master bedrooms, each with a walk-in closet and its own ensuite bathroom. Additionally, there is the convenience of upper-floor laundry. The



townhome is conveniently located within steps of several pathways, shopping, grocery stores, restaurants, transit, and various essential amenities. 5 minute walk to TNT Supermarket and a 2 km drive to the H-Mart.

Built in 2013

Essential Information

MLS® #	A2089259
Price	\$499,900
Sold Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	26 Nolan Hill Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters, Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 20th, 2023
Days on Market	25
Zoning	R-2M
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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