

\$439,000 - 476 Nolan Hill Drive Nw, Calgary

MLS® #A2108363

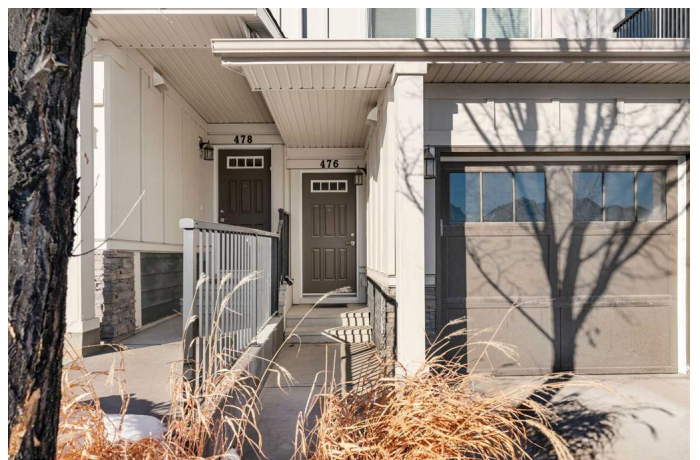
\$439,000

2 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Set within a charming pet-friendly complex, discover this fantastic updated townhouse with a great dual-primary layout. This three-story abode exudes warmth and comfort with its inviting open-concept design, basking in the abundant sunshine from its southern exposure. The main floor provides a foyer with direct access to the single attached garage, utility area & convenient storage. Enjoy ample space in the expansive living room, complemented by generously sized windows that flood the area with natural light. Adjacent to this, the dining area seamlessly flows onto a spacious balcony, perfect for enjoying meals outdoors or soaking in the morning sun. The kitchen features a walk-in pantry and additional adjacent closet, sleek quartz countertops, and stainless steel appliances. Venture upstairs to find two inviting bedrooms, each offering its own private ensuite. The primary bedroom boasts a convenient walk-thru closet leading to its ensuite, while the second bedroom is nearly the same size, and has 2 closets. Convenience meets functionality with in-suite laundry facilities complete with stacking Whirlpool washer and dryer. Additional touches of luxury include quartz countertops in both ensuites and durable HardieBoard siding enhancing the home's curb appeal. Outside, take pleasure in the meticulously landscaped grounds, while ample visitor parking ensures guests always feel welcome. Enjoy the unbeatable location within walking distance to neighborhood



shopping, parks, and bus stops. With quick and easy access to both Sarcee and Shaganappi Trails, you're just moments away from the fabulous shopping destinations at Sage Hill Quarter, Sage Hill Crossing, and Beacon Hill.

Built in 2016

Essential Information

MLS® #	A2108363
Price	\$439,000
Sold Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	476 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 8th, 2024
Days on Market	21
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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