

\$425,000 - 24 Nolan Hill Gate Nw, Calgary

MLS® #A2111269

\$425,000

2 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

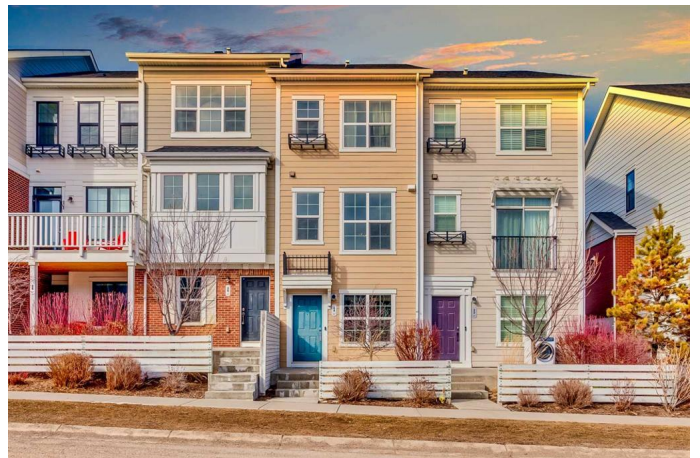
Welcome to 24 Nolan Hill Gate NW! Prepare to be charmed by this delightful 2-bedroom, 2.5-bathroom townhome nestled in the vibrant community of Nolan Hill, Calgary's desirable NW.

Enter into a world of modern living with a touch of elegance. With not one, but two primary bedrooms, each boasting its own ensuite bathroom, privacy and convenience are the name of the game. Perfect for roommates, guests, or a growing family, this home offers versatility at its finest.

Step into the open-concept living space, where comfort meets style. The kitchen, bathed in natural light, features sleek appliances and ample cabinet space, making meal preparation a breeze. And with a tandem garage providing parking for two vehicles and additional storage options, convenience is always at your fingertips.

Worried about condo fees? Fear not! This gem boasts low condo fees, making homeownership affordable and hassle-free. Plus, with an abundance of street parking available for guests and visitors, entertaining is a breeze.

Location, location, location! Situated close to the new shopping center, you'll have access to a variety of retail stores, restaurants, and entertainment options just moments away. And



with a future elementary school site nearby, families with young children will find this home particularly appealing.

So why wait? Schedule your viewing today and experience the best of Nolan Hill living. Don't let this opportunity slip through your fingers!

Built in 2013

Essential Information

MLS® #	A2111269
Price	\$425,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	24 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 10th, 2024
Days on Market	26
Zoning	M-1 d100
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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