

\$489,900 - 38 Nolan Hill Gate Nw, Calgary

MLS® #A2111280

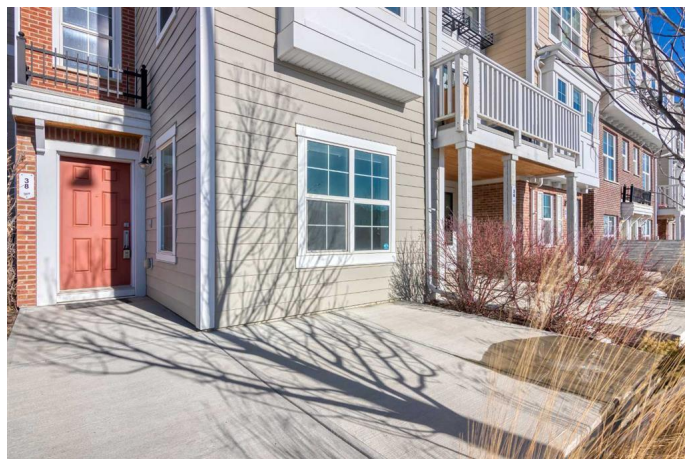
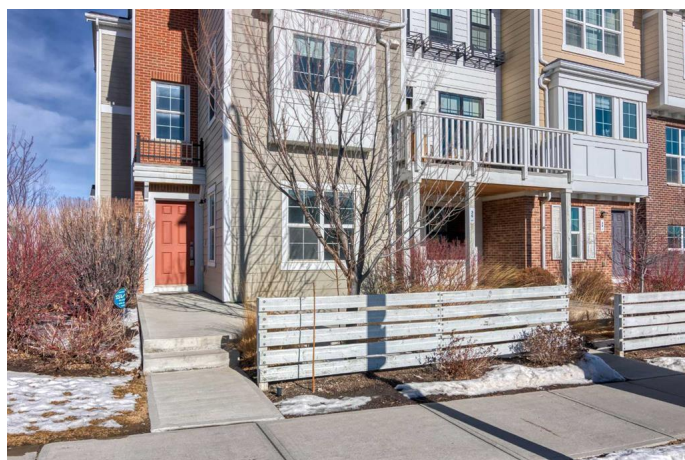
\$489,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.06 Acres

Nolan Hill, Calgary, Alberta

Former Show Home!! 3 Storey Townhouse End Unit featuring 3 Beds 1 Den 2.5 Baths w/ 1,696 sq. ft. of living space and located in desirable Nolan Hill. | Upgraded Laminated floor in Living and Dining Room & 9' high ceiling on the Main floor | Hardwood Feature wall in the Living Room | Quartz Countertops in the Kitchen | Heated & Insulated, Single Attached Garage | Walking into this bright Townhouse, a South-East facing spacious Den looking at your front yard, and has a large closet, it is perfect as your home office and gives access to your single attached garage (Heated & Insulated). Walking up to the Main floor, you will enjoy this 9' high ceiling and open floor plan throughout the Living and Dining Room, adjacent to the spacious Kitchen with a center island (Quartz countertops), SS appliances, and a pantry. The Living Room offers a built-in shelf & drawer, a hardwood feature wall, and an electric fireplace. Then a double door leads you to your big Balcony (21' width & w/ gas hookup). A Half Bath to finish this level. On the Upper Level, there are a total of 3 Bedrooms. The Primary Bedroom has a walk-in closet and a 3 pc Ensuite (standing shower w/ seat). 2 additional Beds, a 4 pc Bath, and a convenient upper-level Laundry on this floor. Steps to Parks, Playgrounds, Ponds, Co-op, restaurants and public transit. Close by Costco, T&T Supermarket, Walmart, etc. Easy access to Shaganappi Trail and Stoney Trail. Don't miss this great opportunity!



Built in 2013

Essential Information

MLS® #	A2111280
Price	\$489,900
Sold Price	\$508,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	38 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Insulated, Single Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	None
Lot Description	Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 8th, 2024
Days on Market	7
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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