

\$450,000 - 414 Nolan Hill Boulevard Nw, Calgary

MLS® #A2118809

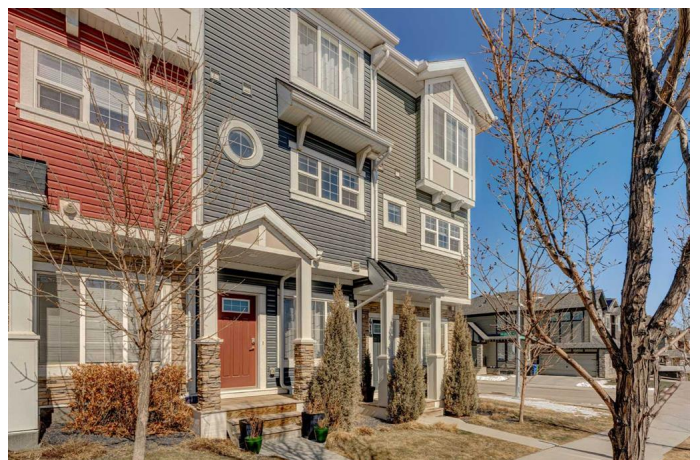
\$450,000

2 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to your new home at Nolan Hill! This stunning END UNIT 3-storey townhouse offers a perfect blend of space, style, and functionality. Boasting 2 bedrooms, 2.5 baths, and a versatile den, this home spans 1,483 sq. ft. of comfortable living space. As you step inside, you're greeted by a bright and welcoming atmosphere. The SOUTH FACING den, with its large window, is ideal for a home office or study, providing a serene workspace bathed in natural light. Plus, it offers convenient access to your SINGLE ATTACHED GARAGE. Moving to the main floor, you'll appreciate the airy 9' high ceilings and the seamless flow of the open floor plan. The living and dining areas are perfect for entertaining guests or simply relaxing with loved ones. Adjacent is the modern kitchen, featuring stainless steel appliances, plenty of cabinet space and a nice breakfast nook. Step out onto the balcony, complete with a gas hookup, perfect for summer BBQs or enjoying your morning coffee. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bath for added privacy and convenience. The primary bedroom, facing south, offers his and her closets and a luxurious 4-piece ensuite bath. The second bedroom boasts a generous closet space and its own 3-piece ensuite bath. Additionally, there's a convenient in-suite laundry on this level, making chores a breeze. This home is equipped with AIR CONDITIONING for year-round comfort. Situated close to parks, playgrounds, and



public transit, it offers easy access to Sarcee Trail and Stoney Trail, as well as nearby amenities such as Costco, T & T Supermarket, Walmart, and more. Impeccably maintained and showing like new, this LOW CONDO FEES townhouse presents a fantastic opportunity to live in comfort and style in the vibrant community of Nolan Hill. Don't miss outâ€”schedule your showing today!

Built in 2016

Essential Information

MLS® #	A2118809
Price	\$450,000
Sold Price	\$486,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	414 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Garage Door Opener, Off Street, Single Garage Attached
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Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 5th, 2024
Days on Market	2
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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