

\$569,900 - 765 Nolan Hill Boulevard Nw, Calgary

MLS® #A2133317

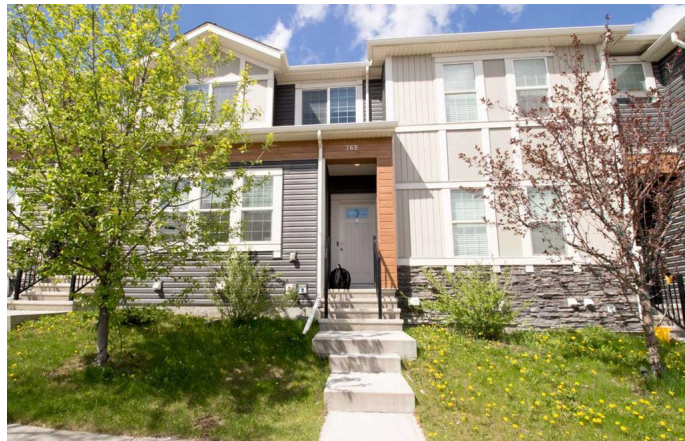
\$569,900

3 Bedroom, 4.00 Bathroom, 1,433 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

Well kept and super clean home on a quiet street across from a park. The well-thought-out open floor plan takes advantage of the morning sun with three windows in the front of the main floor. The Great Room is spacious and flows to the Dining Area that would accommodate a full-size table. From here, the Bright and Large kitchen has a gorgeous granite island with a stainless steel appliance package to complete. The front of the home is east-facing and has a sunny west backyard. In the backyard, there is a 10x10 patio for enjoying the sun and summer BBQ. For parking, there is a Double Detached Garage so you won't have to park outside in the snow this winter. There are also ample of street parking out front. The Primary bedroom is spacious with a Large walk-in closet and a 4-piece bath. Down the hallway is another 4-piece bath and two good-sized bedrooms for the rest of the family. And as a BONUS there is a 4-piece bath, professionally completed by the builder, in the partially developed basement. Finish the rest of the basement as you wish to accommodate your family needs. This home is perfect for your first home or if you are looking to downsize. The location is just ideal it's close to the bus stops and shopping and as well just a few minutes drive to take the kids to school. This beautiful home has pretty much everything your family would need and did we mention No Condo Fee. This is a rare find, Book a viewing today.



Built in 2015

Essential Information

MLS® #	A2133317
Price	\$569,900
Sold Price	\$560,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,433
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	765 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Treed
Roof	Vinyl
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 19th, 2024
Date Sold	June 20th, 2024
Days on Market	32
Zoning	M-1 d111
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sather Real Estate Pro Brokers Ltd.
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