

\$584,800 - 818 Nolan Hill Boulevard Nw, Calgary

MLS® #A2134850

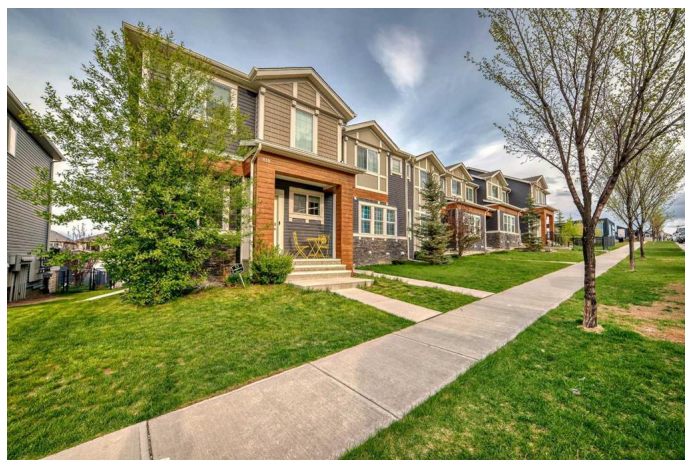
\$584,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Immaculate END UNIT! Townhome with NO CONDO FEES! in desired Nolan Hill community. Built by Share Homes, over 1,800 of developed space. As you enter, you will see a Modern and cozy design style home with high ceilings. A Flex room flowing to an open concept area. The stylish Kitchen features high end upgrades, an island w/breakfast bar, Quartz countertops, Pantry, Stainless steel appliances, white cabinets, open to an ample Dining area that can accommodate large table and flows to a Great room with lots of natural light from an East facing backyard. Main floor is completed with an 2pc powder room, small mud room and engineered laminate flooring throughout. As you go up a nice set of stairs, you will see a sunny and generous size Master bedroom with walk-in closet, and a nice 4pc Master Ensuite bath with Stand up shower and sliding glass door. Quartz countertop and ceramic tile. Continue on upper level with 2 additional bedrooms, 4pc bathroom and the BEST!!.. LAUNDRY on the upper floor!. Both levels feature beautiful window treatments from Hunter Douglas company. The Roll up Shades feature helps to keep cold and heat to a minimum. Walk down the completed finished stairs to the Family room in the basement, all finished by the Builder. Basement is half finished with the rest left for your input, which also has a large size window for a future bedroom and roughed-in for bathroom. Enjoy morning coffee, or BBQ with friends in your private deck at the landscaped backyard



(BBQ gas line) (Sod will be fully replaced).
Double, insulated garage especially for those winter grocery shopping days. You will love the proximity to so many amenities. Easy access to Parks, Shopping, Pathways, Transit, Dog Parks, Restaurants Beacon Hill, Costco, and to major routes such as Shaganappi Tr, 144 Ave, Sarcee Tr & Stoney Tr. This home shows definitely Pride of ownership and is a great home for small family, or Downsizing.

Built in 2015

Essential Information

MLS® #	A2134850
Price	\$584,800
Sold Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	818 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W1

Amenities

Amenities	Park, Playground
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Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 13th, 2024
Days on Market	20
Zoning	M-1 d111
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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