

\$600,000 - 948 Nolan Hill Boulevard Nw, Calgary

MLS® #A2139291

\$600,000

4 Bedroom, 4.00 Bathroom, 1,554 sqft

Residential on 0.06 Acres

Nolan Hill, Calgary, Alberta

**** Great Value ** No Condo fees ** Walk out ****

Double Detached Garage ** 2338+ Sq Ft of living space ** 4 Bedroom home **

Immaculately maintained bright and open plan.

Modern design 2-story townhome located in the heart of the Award-winning Nolan Hill community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded classic white wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, a central island with a flush eating bar, an under-mount black granite sink, quartz countertops, custom backsplash tile, and an OTR hood fan.

Spacious dining room and great room combo, all with 9' ceilings. Just so you know, the larger floor plan offers an oversized front foyer, a living room, and an open staircase featuring an incredible chandelier. Super bright design!!

All flooring is upgraded with luxury vinyl plank flooring on the main floor & lower level, tile floors in the baths/entry areas, and high-quality carpet on the stairs + bedrooms.

BONUS: Walk-out basement - perfect for roommates, a home office, a spare bedroom, or an extra TV room. Four generous size bedrooms & 3.5 bathrooms. NOTE: The primary bedroom offers a private ensuite with a barn door & big walk-in closet. Other upgrades include a fully developed basement with a bedroom, office area, bath, and family room, front and rear covered entries, and a 22' x 20' double car garage with room for extra street parking out front. Excellent curb appeal



with stone details, fully landscaped with fencing, rear upper vinyl deck, and lower patio with a fire pit! You can call your friendly REALTOR(R) to view - August 2024 possession date.

Built in 2015

Essential Information

MLS® #	A2139291
Price	\$600,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,554
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	948 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W1

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side

Interior

Interior Features	Bookcases, Breakfast Bar, Ceilings, Kitchen Island, O Separate Entrance, Storage,
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, \
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out
Exterior	
Exterior Features	Courtyard, Lighting, Private Y
Lot Description	Back Lane, Front Yard, Land
Roof	Asphalt Shingle
Construction	Metal Siding, Shingle Siding,
Foundation	Poured Concrete

948 NOLAN HILL BOULEVARD NW
 RECA MEASUREMENT STANDARD - CALGARY AB
 MAIN LEVEL (AG) - 784.67 Sq Ft / 72.90 m²
 UPPER LEVEL (AG) - 769.33 Sq Ft / 71.47 m²
 TOTAL ABOVE GRADE RMS SIZE - 1554.00 Sq Ft / 144.37 m²
 BASEMENT DEVELOPED AREA (BG) - 719.19 Sq Ft / 66.81 m²
 BASEMENT UNDEVELOPED AREA (BG) - 65.49 Sq Ft / 6.08 m²
 TOTAL AG/BG AREA - 2338.68 Sq Ft / 217.26 m²



Additional Information

Date Listed	June 7th, 2024
Date Sold	June 14th, 2024
Days on Market	7
Zoning	M-1 d111
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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