

\$750,000 - 255 Nolan Hill Drive Nw, Calgary

MLS® #A2142373

\$750,000

3 Bedroom, 3.00 Bathroom, 2,132 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 255 Nolan Hill Dr, a spacious single-family home located in the desirable community of Nolan Hill. Built in 2014 by Trico Homes, this former show home offers just over 2100 sqft of comfortable living space. The main floor features a well-appointed kitchen with quartz countertops, upgraded cabinets, stainless steel appliances, a pantry, and a spacious dining area. Access to the west-facing deck is right off the kitchen, perfect for evening relaxation. The cozy living room, with its gas fireplace, is ideal for unwinding, and the main floor also includes a half bath. The home boasts 9 ft ceilings on the main floor and air conditioning throughout for added comfort.

Upstairs, you'll find the primary bedroom with a 5-piece ensuite and walk-in closet, two additional bedrooms, another full bath, a bonus room, and convenient upstairs laundry. The home is filled with natural light throughout. The undeveloped basement provides potential for customization, and the double attached garage offers ample space for vehicles and storage. Situated right next to a park, this home offers easy access to playgrounds, walking paths, and nearby shopping and dining options.

Nolan Hill is a welcoming community with plenty to offer. Residents enjoy the many green spaces, parks, and pathways that are great for outdoor activities and family time. The



community is conveniently located near major roadways, making commuting easy. With various amenities such as shopping centers, restaurants, and recreational facilities nearby, Nolan Hill combines suburban living with urban conveniences.

Built in 2014

Essential Information

MLS® #	A2142373
Price	\$750,000
Sold Price	\$742,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,132
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	255 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 17th, 2024
Days on Market	27
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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