

\$690,000 - 90 Nolan Hill Drive Nw, Calgary

MLS® #A2144409

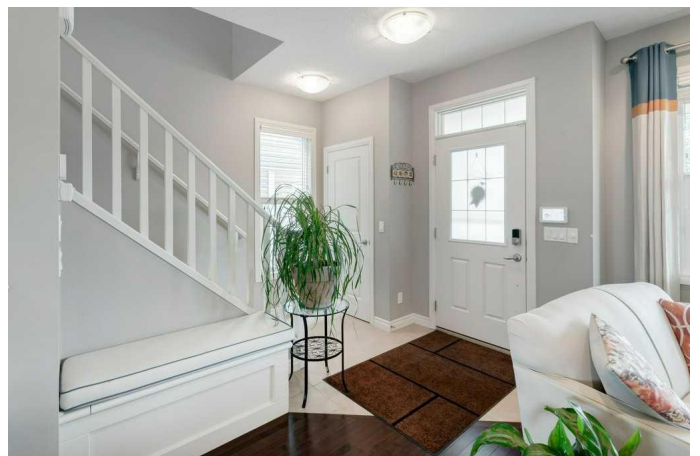
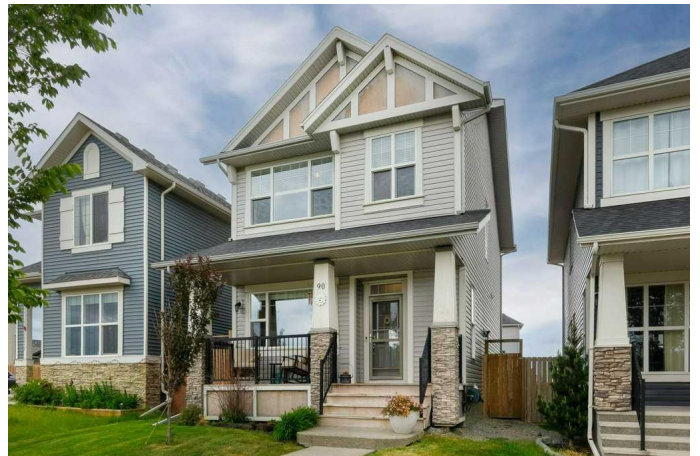
\$690,000

4 Bedroom, 4.00 Bathroom, 1,606 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this charming family home in Nolan Hill! With great curb appeal and a front porch perfect for morning relaxation, this home is sure to impress. Located across the road from a soccer field, it offers a convenient and active lifestyle. As you step inside, you'll be greeted by an abundance of natural light flooding the front living room, creating a bright and inviting atmosphere. On chilly evenings, cozy up by the gas fireplace for a warm and relaxing experience. The gorgeous kitchen is a standout feature, boasting white cabinets, a large island with a quartz countertop, stainless steel appliances, and an electric stove. This surely will please any home cook. The back of the house also features a family room, perfect for enjoying movie night or binging your favorite Netflix shows. The breakfast nook is accompanied by sliding doors that lead you to the well-maintained backyard, complete with a deck and a detached garage. It's the ideal space for outdoor gatherings and activities. The upper level of the home offers a primary suite with a 5-piece ensuite bathroom and a walk-in closet, providing a private and luxurious retreat. Additionally, there are two good-sized bedrooms and a main bathroom that features double sinks, making it perfect for the kids. For added convenience, the laundry is located on the same level as the bedrooms, making household chores a breeze. If you're in need of a mortgage helper, the basement features a side door leading to an illegal suite. This space includes a well appointed kitchen,



family room, a fourth bedroom, a 4-piece bathroom, and ample storage space. With its well-laid-out floor plan, this home maximizes space to cater to all your needs. Nolan Hill is a fantastic community that offers a wide range of amenities, schools, bus transportation, and easy access to Stoney Trail. Don't miss out on the opportunity to make this house your home. Schedule a viewing today and experience all that this property has to offer!

Built in 2012

Essential Information

MLS® #	A2144409
Price	\$690,000
Sold Price	\$692,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,606
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M9

Amenities

Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Garage Faces Rear
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Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 3rd, 2024
Days on Market	5
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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