

\$749,900 - 392 Nolan Hill Boulevard Nw, Calgary

MLS® #A2147877

\$749,900

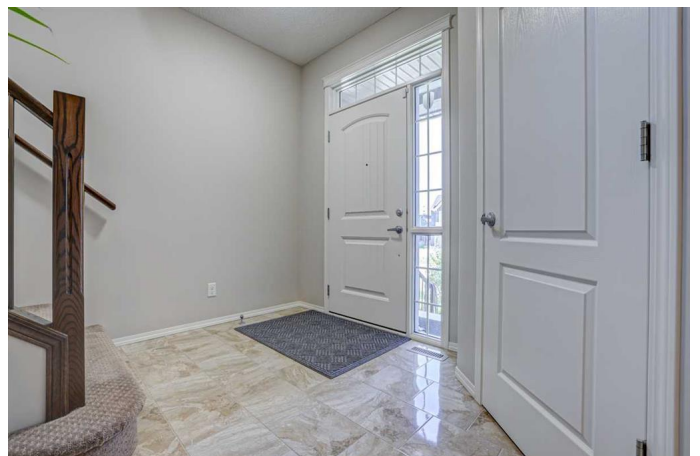
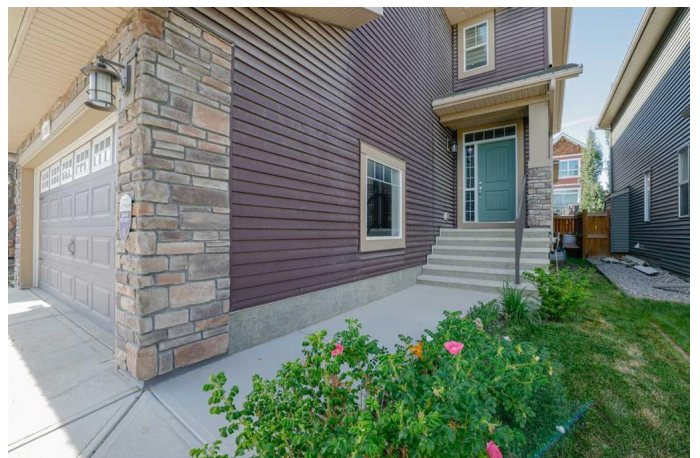
3 Bedroom, 3.00 Bathroom, 2,342 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

PRICE REDUCTION Welcome home to this 2340 sq. ft. beautiful Morrison Built West Point. Nestled in the heart of the prestigious community of Nolan Hill. This beautiful home boasts 3 bedrooms up a bonus room and 2nd floor laundry. As you step inside you are greeted by a spacious front entry (tiled) leading you to an open concept main floor. The open concept offers a gourmet kitchen with beautiful kitchen cabinets an island with seating for 3, granite counter tops, gas range and upgraded hood fan. The kitchen also offers a chefs kitchen sink, walk through pantry with matching granite counter tops and tons of storage. Tiled entry throughout kitchen pantry and back entrance. Large family room with fireplace, dining room, kitchen eating area. Engineered hardwood throughout main floor. The primary bedroom is open and bright, with room for king bedroom suite, large walk-in closet 4pc ensuite. Separate shower with bench seat, soaker tub, and separate toilet . This home shows pride of ownership throughout and is move in condition. Oversized double attached garage 24 X 19 with lots of built in shelves for storage. Park your full size truck inside this winter. Basement has 9 ft. ceilings and is ready for developments. Beautifully landscaped and fenced with large deck at back 24 x 16 ft. Quick Possession available!

Built in 2015



Essential Information

MLS® #	A2147877
Price	\$749,900
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	392 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Fireplace Insert, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line
Lot Description	Lawn, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 30th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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