

\$535,000 - 710, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2150674

\$535,000

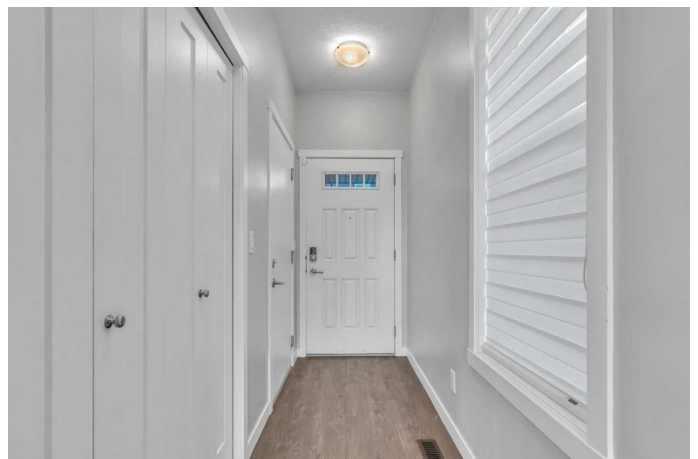
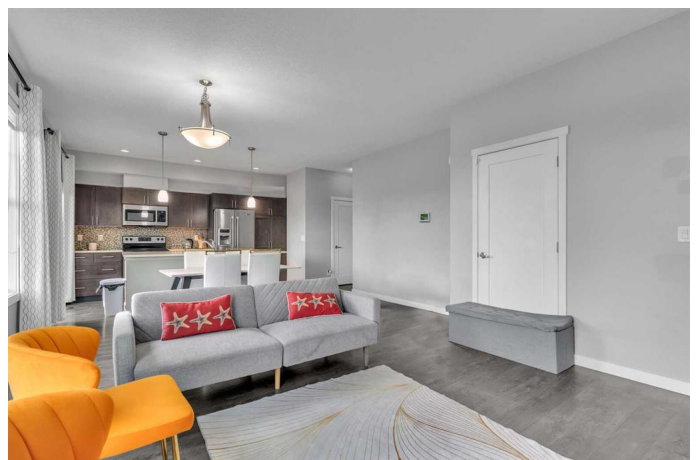
4 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Discover a touch of charm in this delightful Nolan Hill townhome. The main floor, bathed in natural light from the west-facing windows and cozy balcony, offers a lovely view of the green space. The neutral vinyl plank flooring serves as a versatile foundation for any décor, and the open layout is perfect for gatherings, with a large eat-up island seamlessly connecting the living, dining, and kitchen areas. Espresso cabinets and white speckled Quartz countertops bring a sophisticated flair, complemented by stylish pendant lights and a chic backsplash. Upstairs, the primary suite provides a serene retreat with west views, a walk-in closet, and a private ensuite. Two additional west-facing bedrooms share a 4-pc bathroom at the hall's end. The fully developed walkout lower level is a gem, featuring a wet bar, a third bathroom, and a fourth bedroom, perfect for hosting friends and family. With over 1,600 sq ft of total developed living space, this home has everything you need. Outside, the patio offers a peaceful outdoor spot with views of the pond. Backing onto green space and as an end unit, it offers added privacy. You'll also enjoy the convenience of a single attached garage and two driveway parking spots. The Nolan Hill Storm Pond is just a scenic walk away, and several shopping centers and nearby Stoney Trail make city commuting a breeze. Schedule your showing today!

Built in 2016



Essential Information

MLS® #	A2150674
Price	\$535,000
Sold Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,245
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	710, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 9th, 2024
Days on Market	22
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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