

\$689,777 - 294 Nolan Hill Drive Nw, Calgary

MLS® #A2154560

\$689,777

4 Bedroom, 4.00 Bathroom, 1,708 sqft

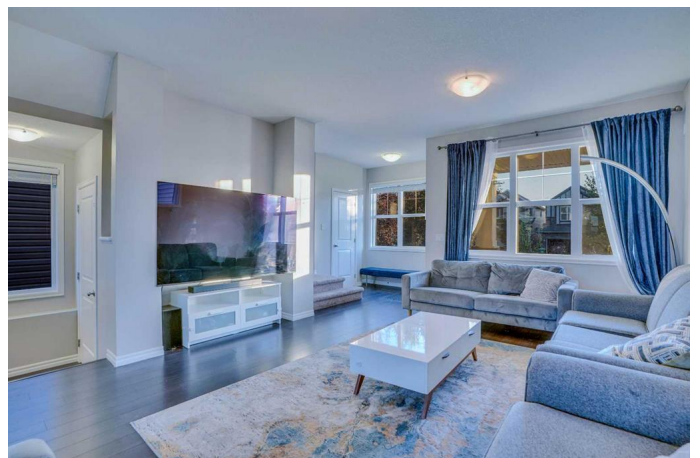
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Immerse yourself in the charm and brilliance of this fully developed 2-storey home, located in the vibrant northwest quadrant of Calgary, in a family-friendly neighbourhood of Nolan Hill, that offers a perfect blend of modern living, natural beauty, and community spirit. This property stands out with a convenient double detached garage and a fully finished basement.

Covered Front Verandah which enhances the curb appeal of this Stunning House is a sought after feature most home buyers prefer to have.

With its well-thought-out floor plan, abundant natural light, and a well-equipped kitchen at the back of the house which has enough cabinets & Counter Space. The kitchen seamlessly connects to the dining area, allowing for easy transitions between cooking and dining. With ample storage, well-organized cabinets, and drawers, this kitchen is as practical as it is beautiful, catering to both the culinary enthusiast and the family chef. It's a space where memories are made and meals are crafted with love. You'll find everything you need for comfortable living. The upper level offers a fair sized loft style Bonus Room, three spacious bedrooms, including a primary bedroom, en-suite, a main bathroom and the Laundry as well. The basement is fully developed, with a spacious living area, a full bathroom, and a comfortable bedroom. Step into the backyard, where you'll find a good sized deck and a fenced area, perfect for



outdoor activities or socializing with friends and neighbours. A Rear Double Detached Garage is good for two vehicles and for extra storage. Your new home is just one viewing away. The Everything home - Once you see - You will Agree !!

Built in 2014

Essential Information

MLS® #	A2154560
Price	\$689,777
Sold Price	\$685,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,708
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	294 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T1

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2024
Date Sold	August 17th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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