

# \$559,000 - 66 Nolan Hill Heights Nw, Calgary

MLS® #A2158882

**\$559,000**

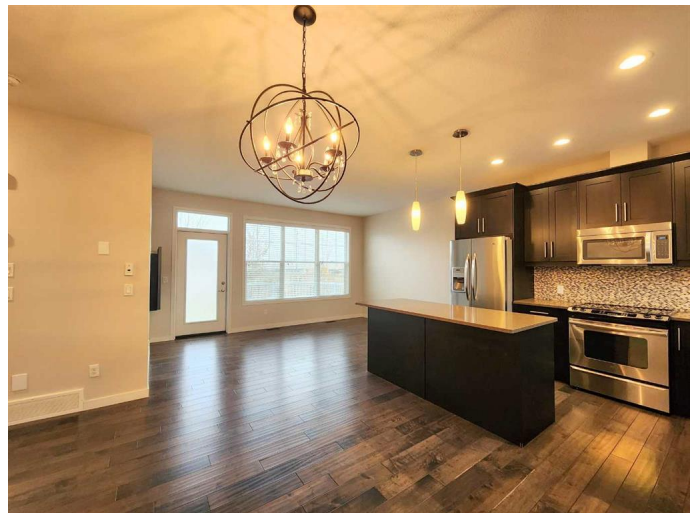
3 Bedroom, 2.00 Bathroom, 1,737 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to 66 Nolan Hill Heights. This immaculate townhouse offers a stunning home for modern living and comfort, featuring an open floor plan that seamlessly blends style with functionality making it ideal for both relaxation and entertaining. The main living space is airy and filled with natural light thanks to the large windows that look out to the surrounding green space. The kitchen boasts stainless steel appliances, undercabinet lighting, ample cabinetry and a generous island. This home offers three generously sized bedrooms, including a primary suite with ensuite and walk in closet. The lower level offers a great versatile space that can be adapted to your needs, whether it's a home office, playroom or additional living area, the expansive windows here let in even more light and access to the beautiful natural green space and walking paths. Enjoy parking in your heated two car garage which also features durable epoxy flooring as well as built in shelving for more storage. Plus, you'll love the convenience of being within walking distance to a shopping plaza where you will find all your essentials and more. Experience the perfect blend of comfort, convenience, and contemporary design at 66 Nolan Hill Heights where every detail has been thoughtfully considered to create a welcoming and stylish home.

Built in 2014



## Essential Information

MLS® #	A2158882
Price	\$559,000
Sold Price	\$536,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,737
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

## Community Information

Address	66 Nolan Hill Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S5

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Closet Organizers, Kitchen Island, Walk-In Closet(s), Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Instant Hot Water, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Separate/Exterior Entry, Partial, Walk-Out

**Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Cul-De-Sac, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 17th, 2024
Date Sold	October 5th, 2024
Days on Market	18
Zoning	R-2M
HOA Fees	80.13
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.