

\$459,900 - 428 Nolan Hill Boulevard Nw, Calgary

MLS® #A2168327

\$459,900

2 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to JaymanBUILT's popular townhome project of CARNABY HEIGHTS in the popular Symons Valley community of Nolan Hill. Offering 3 levels of stylish comfort, this beautiful 3 storey condo enjoys upgraded laminate floors, 2 sunny bedrooms - each with their own ensuites, sleek kitchen with quartz counters & heated single garage. The ground floor of this mint condition home has a South-facing flex room which is the perfect space for your home office, exercise room or lounge. Embrace the 9ft ceilings & open concept flow of the 2nd level with its great-sized living room, spacious dining area & fantastic kitchen with quartz counters & subway tile backsplash, soft-close cabinetry & Whirlpool/Frigidaire stainless steel appliances. The top floor has 2 lovely bedrooms...both with terrific closet space & beautifully appointed ensuites with tile floors. Conveniently located between the bedrooms is the laundry closet with stacking Whirlpool Duet washer & dryer. For your exclusive use is the heated single garage with additional parking on the driveway. Additional extras include central air, Hunter Douglas blinds & balcony with natural gas line for your BBQ. Residents of CARNABY HEIGHTS have their own park & playground in the heart of the community, with lots of visitor parking for your guests. Your new home is ideally located within walking distance to bus stops, is only minutes to area retail centers (Gates of Nolan Hill, Sage Hill Crossing, Sage Hill Quarter, Beacon Hill, etc) & quick easy



access to Sarcee, Stoney & Shaganappi Trails.

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2168327 |
| Price | \$459,900 |
| Sold Price | \$455,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,408 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Sold |

Community Information

| | |
|-------------|-----------------------------|
| Address | 428 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0Y1 |

Amenities

| | |
|----------------|--|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Garage Faces Rear, Heated Garage, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|--------------|
| Cooling | Wall Unit(s) |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Front Yard, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 27th, 2024 |
| Date Sold | October 8th, 2024 |
| Days on Market | 11 |
| Zoning | M-1 |
| HOA Fees | 78.75 |
| HOA Fees Freq. | ANN |

Listing Details

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

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