

# \$425,000 - 8 Nolan Hill Gate Nw, Calgary

MLS® #A2168807

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

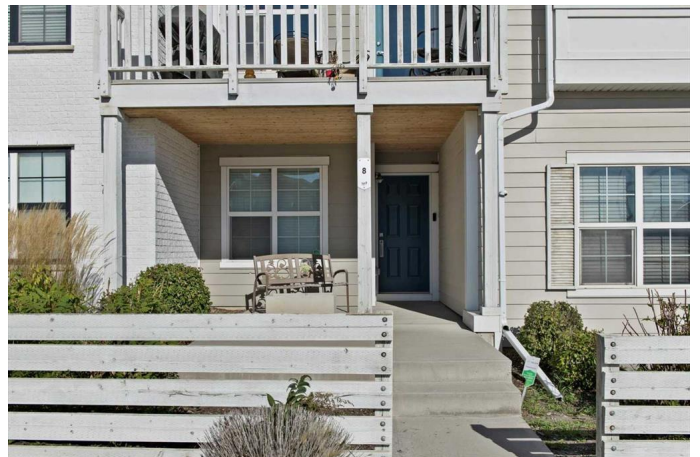
Welcome to The Post, situated in the desirable community of Nolan Hill. The vibrant exterior of this home invites you in, leading you through the front door and up to the heart of the property on the second level.

Here, you are greeted by an open-concept kitchen, thoughtfully designed to maximize usable space. The kitchen is adorned with tile flooring, and features elegant white quartz countertops, sleek stainless-steel appliances including a newer electric stove, and dishwasher, and extended-height cabinetry, creating a perfect culinary environment for cooking enthusiasts.

Hardwood flooring flows from the kitchen into the dining room and living area, making this the ideal setting for entertaining friends and family or enjoying a quiet evening with a good book. A convenient 2-piece bath is also located on this level for added ease.

Step outside to the spacious south-facing balcony, a lovely retreat for savoring your morning coffee. With ample room for outdoor furniture and a gas BBQ hookup, this area serves as a wonderful extension of your living space during the warmer months.

On the second floor, youâ€™ll discover two generously sized bedrooms. The primary suite features a walk-in closet equipped with wire rack organizers and large windows that invite



natural light, while the second bedroom offers a charming double-door reach-in closet. The current owner has even updated all of the carpets on this level!

Also on this level, find a full-sized stainless steel stacking washer and dryer set, replaced since 2019, making laundry day a breeze.

The tandem garage provides ample space for two cars and additional storage, helping to keep your home organized. Additional features include a built-in central vacuum system, making this home perfectly functional for first time homeowners, professionals, and down-sizers alike.

Enjoy amenities at your fingertips, with landscaped parks, scenic walking trails, and convenient shopping options just minutes away. With schools, recreational facilities, and diverse dining choices nearby, this location offers the perfect blend of convenience, and community.

Built in 2013

**Essential Information**

MLS® #	A2168807
Price	\$425,000
Sold Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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### Community Information

Address	8 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

### Amenities

Amenities	Other, Parking
Parking Spaces	2
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 1st, 2024
Date Sold	October 23rd, 2024
Days on Market	22
Zoning	M-1d100
HOA Fees	75.00
HOA Fees Freq.	ANN

### Listing Details

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