

\$469,900 - 416 Nolan Hill Boulevard Nw, Calgary

MLS® #A2175513

\$469,900

2 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to your new home in the vibrant community of Nolan Hill! As you step through the front door of this immaculate townhouse, youâ€™re greeted by a warm and inviting atmosphere on the lower level. Here, you'll find a versatile space perfect for a home office or cozy lounge, featuring a bright south-facing window that floods the area with natural light. Moving to the main level, the open-concept design seamlessly connects the living and dining areas, making it ideal for entertaining or spending quality time with loved ones. The space boasts 9'0" knockdown ceilings that enhance the feeling of openness. The stylish kitchen is a true highlight, showcasing quartz countertops, a tile backsplash with a natural stone appearance, modern stainless steel appliances, and ample cabinet space for all your culinary needs. On the upper level, you'll discover two spacious primary bedrooms, each featuring its own four-piece ensuite bathroom with porcelain tile flooring. The convenience of upper-level laundry adds to the practicality of this home, making everyday chores a breeze. This well-maintained townhouse is equipped with air conditioning and a gas hook-up for your BBQ, perfect for summer gatherings on the balcony. The single car garage provides secure parking and additional storage space. Plus, the front wood steps were recently stained in 2024, adding a fresh touch to your entryway. Situated in the heart of Nolan Hill, this home offers easy access to parks, playgrounds, and walking



trails, perfect for outdoor enthusiasts. Enjoy the community's close-knit feel while being just minutes away from shopping centres like the Gates of Nolan Hill and Sage Hill Crossing, as well as quick access to major roadways. Don't miss out on this opportunity to live in comfort and style in a thriving community. Schedule your showing today!

Built in 2015

Essential Information

MLS® #	A2175513
Price	\$469,900
Sold Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	416 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y1

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan, Breakfast Bar, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Stove, Garage Control(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

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

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 12th, 2024
Days on Market	18
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Key
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