

# \$524,999 - 916 Nolan Hill Boulevard Nw, Calgary

MLS® #A2210491

**\$524,999**

2 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

The wonderful community of Nolan Hill is calling, so check out this amazing Two Storey row home. This property is a must see with fresh paint on the walls and new carpet on both sets of stairs and throughout the top floor. When entering the main floor you will feel truly content with the open concept layout and the nine foot ceilings. This main floor is a beautiful layout with all the necessities. After walking through the living room you will come to the dining room that has ample room for dining and entertaining, as well as a built-in office desk which is nestled just off the large kitchen. The kitchen is upgraded with stainless steel appliances, granite countertops and loads of cupboard space. Once you are through the kitchen you will come to a 2 pcs bath and a back entrance which leads to a two tiered deck and a fenced low maintenance backyard finished with turf, rock and stepping stones. Taking the tour up stairs while walking on the new carpet, you will find two large bedrooms both of which have en-suite baths finished with granite counter tops and tile flooring, one of which is the primary bedroom having a walk-in closet. Don't forget to check out the laundry which is located on the top floor. Located in the back yard this property also has a double detached garage that is fully insulated, wired and drywalled and back lane access. Don't wait to book your showing!

Built in 2015



## Essential Information

MLS® #	A2210491
Price	\$524,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	916 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W1

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated, See Remarks
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	30
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

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.