



## 847 Nolan Hill Boulevard Calgary Alberta

\$519,999

Welcome to your dream home in the sought-after community of Nolan Hill! This large END-UNIT townhouse offers a rare combination of style, comfort, and convenience, making it a must-see for anyone seeking a modern living experience. Featuring over 1428 sq ft of developed living space with 3 spacious bedrooms and 2.5 well-appointed bathrooms, this home is perfect for families or those who love to entertain. The heart of the home is the open-concept kitchen & living area, complete granite counter tops and stainless steel appliances that add a touch of elegance to every meal prepared in the kitchen. Enjoy the benefits of NO CONDO FEES, giving you the freedom and flexibility to personalize your space without the added expense. The west facing, fully fenced back yard is a private oasis, ideal for outdoor gatherings, gardening, or simply relaxing in the sun. Parking is a breeze with a double detached garage, providing ample space for vehicles and additional storage. Central air conditioning ensures your home remains a comfortable haven during those warm summer months. The unfinished basement offers a blank canvas to create additional living space tailored to your needs - be it a home gym, office, or entertainment area. Located in the desirable Nolan Hill neighborhood, you're just moments away from local amenities, parks, and easy access to major roadways. Don't miss the opportunity to make this beautiful townhouse your new home! (id:6769)

3pc Bathroom 6.00 Ft x 7.67 Ft

4pc Bathroom 5.25 Ft x 7.67 Ft

Primary Bedroom 13.25 Ft x 14.75 Ft

Bedroom 9.50 Ft x 9.92 Ft

Bedroom 9.42 Ft x 9.92 Ft

2pc Bathroom 5.25 Ft x 4.75 Ft

Dining room 10.00 Ft x 13.33 Ft

Family room 13.17 Ft x 8.17 Ft

Kitchen 8.92 Ft x 13.42 Ft

Living room 15.08 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

<http://terryberrygroup.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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