



## 8 Nolan Hill Gate Calgary Alberta

\$425,000

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, you'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 p...

2pc Bathroom 4.75 Ft x 5.92 Ft

Dining room 8.67 Ft x 8.92 Ft

Kitchen 8.67 Ft x 13.58 Ft

Living room 13.17 Ft x 15.42 Ft

4pc Bathroom 5.33 Ft x 10.92 Ft

Bedroom 10.42 Ft x 11.17 Ft

Primary Bedroom 13.17 Ft x 11.17 Ft

Listing Presented By:



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