



11 Nolan Hill Boulevard Calgary Alberta

\$475,000

Move-in ready 3-bedroom townhome in NW Calgary with a double garage and double driveway. Built by Jayman, this bright split-level home features north- and south-facing windows, granite countertops, luxury vinyl flooring, central A/C, and top-floor laundry for everyday convenience. The chef-inspired kitchen includes a gas stove, ample prep space, custom storage, and a BBQ gas line—perfect for easy entertaining. The spacious primary bedroom offers a walk-in closet and private ensuite, while two additional bedrooms are ideal for kids, guests, or a home office. Located along the boulevard for quick access to amenities while remaining quiet and family-friendly without heavy road noise. Close to parks, schools, and shopping, this low-maintenance NW Calgary townhome is perfect for first-time buyers, families, or investors looking for value in a great community. New to the area? Check out the drone shots to see how close you'll be to parks, schools, and everyday amenities. DM to book your private viewing and picture yourself starting your next chapter here. (id:6769)

Primary Bedroom 11.58 Ft x 10.83 Ft
3pc Bathroom 4.92 Ft x 7.58 Ft
Laundry room 3.42 Ft x 3.42 Ft
4pc Bathroom 4.92 Ft x 7.75 Ft
Bedroom 9.17 Ft x 12.83 Ft
Bedroom 9.50 Ft x 11.08 Ft

Other 8.42 Ft x 10.50 Ft
Furnace 2.42 Ft x 10.08 Ft
Kitchen 8.83 Ft x 11.50 Ft
2pc Bathroom 5.25 Ft x 5.08 Ft
Dining room 13.25 Ft x 11.00 Ft
Living room 11.33 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
The Real Estate District

<https://calgaryluxuryhomesearch.com/>

RE/MAX Realty Professionals
#10, 6020 - 1A ST SW , Calgary, AB,
Phone: 403-259-4141
darylcarlson@shaw.ca