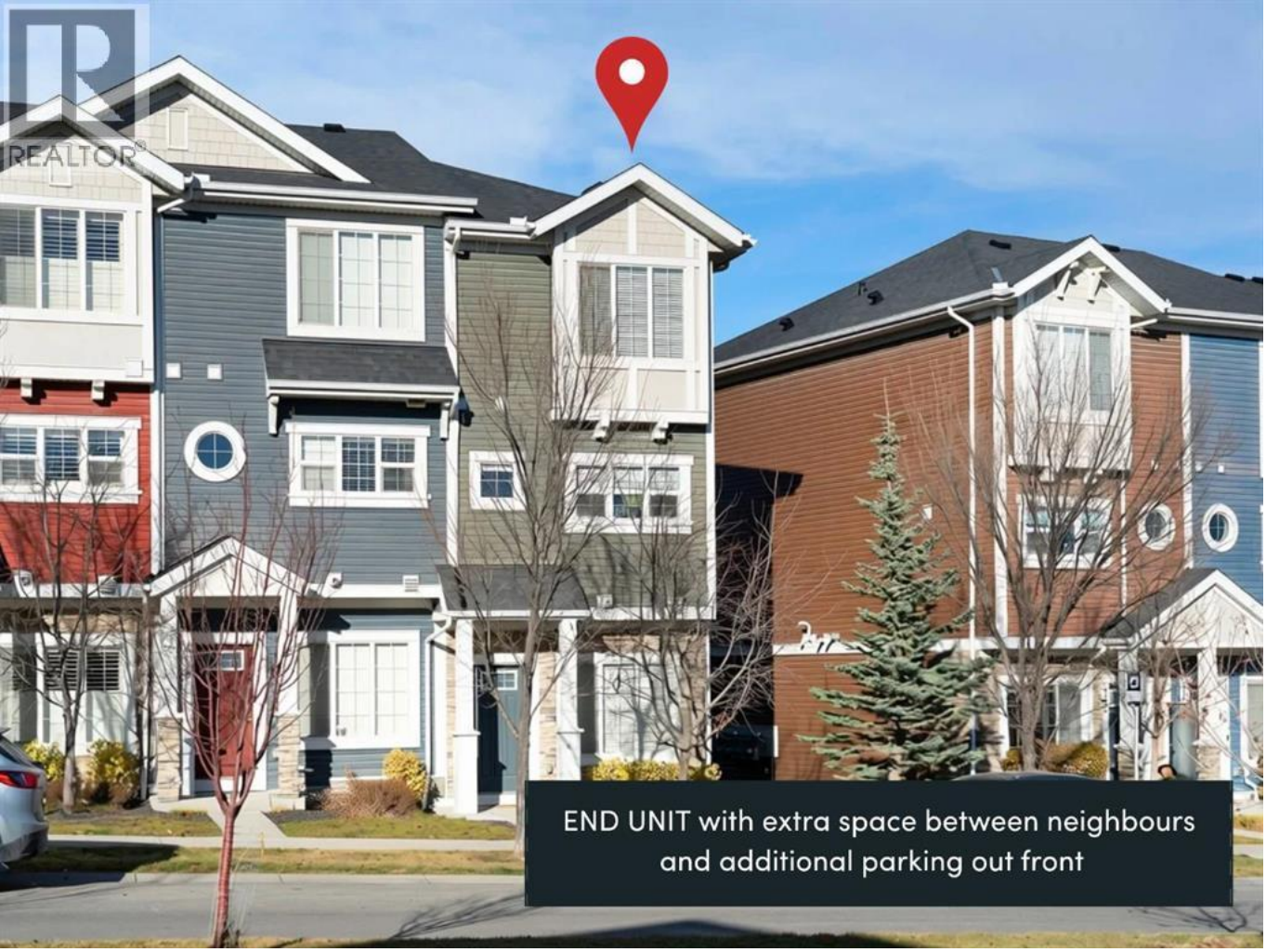


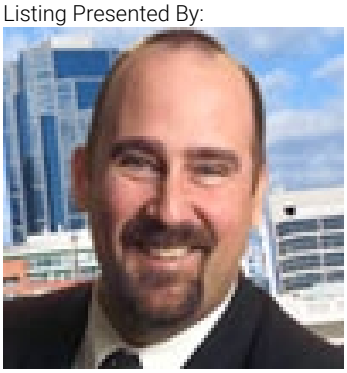
426 Nolan Hill Boulevard Calgary Alberta

$418,500

Pull into an ELECTRIC HEATED GARAGE and head upstairs to a home where the big things are already handled. This ORIGINAL OWNER, exceptionally well maintained END-UNIT townhome in Nolan Hill offers 1,426 sq ft above grade across three thoughtful levels, with sun-filled interiors and no direct rear neighbours. The entry level welcomes you with BRAND NEW TILE FLOORING and an office with a large window, giving you a quiet place to work that sits well away from the rest of the house. Up on the main floor, the kitchen features dark cabinetry, quartz counters, a marble backsplash, and a peninsula for casual dining, with a stainless steel appliance package that includes a FULGOR gas range (2024), KitchenAid microwave (2024), and Maytag French door refrigerator, plus a KINETICO water softener and REVERSE OSMOSIS system. It flows into a dining area and a spacious living room brightened by an EXTRA SIDE WINDOW, with a patio door out to a FULL-WIDTH DECK where privacy screens and open views make a spot you will use from spring right through fall. CENTRAL AIR CONDITIONING keeps things cool when the heat picks up, and a powder room completes the level. Upstairs, the DUAL PRIMARY LAYOUT gives each of the two bedrooms its own private ensuite, with laundry right where you need it. This layout works for so many different lifestyles. Buying with a friend or sibling? Each of you gets your own bedroom and bathroom. Working from home? The office sits on its own level, away from the main living space. The heated garage opens off the rear driveway and comes with a side mount opener (2025) and TWO LARGE OVERHEAD STORAGE RACKS, so the bikes, gear, and seasonal storage all have a home. The driveway fits a second vehicle, and there is plenty of street parking out front for guests. A NEW ROOF (2025) and eavestrough round out the updates. Pathways, parks, and ponds run throughout the neighbourho...

Foyer 5.50 Ft x 9.83 Ft
Office 7.58 Ft x 9.83 Ft
Furnace 5.50 Ft x 9.67 Ft
2pc Bathroom 4.58 Ft x 5.83 Ft
Dining room 9.33 Ft x 9.50 Ft
Living room 13.25 Ft x 14.33 Ft
3pc Bathroom 5.75 Ft x 7.83 Ft
4pc Bathroom 5.67 Ft x 7.83 Ft
Bedroom 10.67 Ft x 10.42 Ft
Primary Bedroom 10.75 Ft x 11.33 Ft

Listing Presented By:



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Kitchen 10.08 Ft x 14.25 Ft