



## 428 Nolan Hill Boulevard Calgary Alberta

\$459,900

Welcome to JaymanBUILT's popular townhome project of CARNABY HEIGHTS in the popular Symons Valley community of Nolan Hill. Offering 3 levels of stylish comfort, this beautiful 3 storey condo enjoys upgraded laminate floors, 2 sunny bedrooms - each with their own ensuites, sleek kitchen with quartz counters & heated single garage. The ground floor of this mint condition home has a South-facing flex room which is the perfect space for your home office, exercise room or lounge. Embrace the 9ft ceilings & open concept flow of the 2nd level with its great-sized living room, spacious dining area & fantastic kitchen with quartz counters & subway tile backsplash, soft-close cabinetry & Whirlpool/Frigidaire stainless steel appliances. The top floor has 2 lovely bedrooms...both with terrific closet space & beautifully appointed ensuites with tile floors. Conveniently located between the bedrooms is the laundry closet with stacking Whirlpool Duet washer & dryer. For your exclusive use is the heated single garage with additional parking on the driveway. Additional extras include central air, Hunter Douglas blinds & balcony with natural gas line for your BBQ. Residents of CARNABY HEIGHTS have their own park & playground in the heart of the community, with lots of visitor parking for your guests. Your new home is ideally located within walking distance to bus stops, is only minutes to area retail centers (Gates of Nolan Hill, Sage Hill Crossing, Sage Hill Quarter, Beacon Hill, etc) & quick easy access to Sarcee, Stoney & Shaganappi Trails. (id:6769)

2pc Bathroom Measurements not available

Living room 14.25 Ft x 13.17 Ft

Dining room 9.67 Ft x 9.25 Ft

Kitchen 14.33 Ft x 9.92 Ft

4pc Bathroom Measurements not available

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Primary Bedroom 10.75 Ft x 10.42 Ft

Bedroom 10.83 Ft x 10.33 Ft

Laundry room 3.58 Ft x 3.25 Ft

Other 9.92 Ft x 7.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca