



## 468 Nolan Hill Drive Calgary Alberta

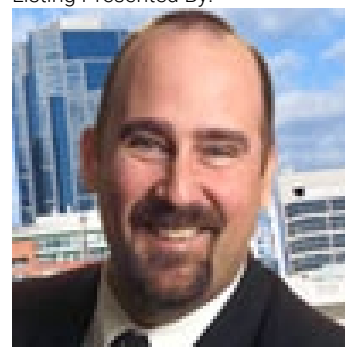
\$430,000

Welcome to this bright and stylish 3 storey townhome in the sought-after community of Nolan Hill, offering over 1,325 sq. ft. of living space in a very well-managed complex close to parks, ponds, pathways, shops, and restaurants. The main living level features 9' ceilings and an open-concept layout with a spacious living room, dining area, and a modern kitchen complete with quartz countertops, stainless steel appliances, updated lighting and hardware, and a large central island. Sliding doors off the dining area lead to a sunny south-facing deck. Upstairs you'll find two spacious bedrooms, each with its own 4-piece ensuite, making this an ideal layout for roommates, guests, or a home office setup. The primary bedroom also features a walk-in closet. A main level powder room & laundry room add extra convenience. The entry level offers a welcoming foyer and access to the attached single garage with additional storage/mechanical space. Located just minutes from major shopping including Costco, Walmart, Home Depot and Canadian Tire, along with restaurants, schools, playgrounds, and extensive walking paths throughout the community. A great opportunity for first-time buyers, professionals, or investors looking for low-maintenance living in a fantastic NW community. (id:6769)

Living room 11.25 Ft x 14.17 Ft  
Dining room 7.33 Ft x 10.58 Ft  
Kitchen 9.00 Ft x 12.33 Ft  
Laundry room 3.00 Ft x 3.67 Ft  
2pc Bathroom 4.42 Ft x 4.83 Ft

Primary Bedroom 10.00 Ft x 12.00 Ft  
Bedroom 10.17 Ft x 10.42 Ft  
4pc Bathroom 5.00 Ft x 8.33 Ft  
4pc Bathroom 5.00 Ft x 8.33 Ft  
Other 3.75 Ft x 14.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://kevin.findcalgaryhousesforsale.com/>

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