

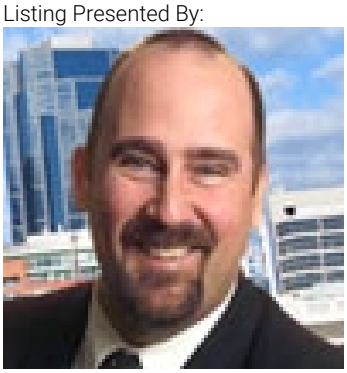
496 Nolan Hill Boulevard Calgary Alberta

$420,000

Step into this beautifully maintained three-storey townhome in Nolan Hill, offering 1,422 square feet across three thoughtfully designed levels and central air conditioning to keep you comfortable through Calgary's warmest months. The main level welcomes you with a versatile den suited to a home office, a single attached garage, and a dedicated storage closet for extra gear. One level up, the open-concept kitchen showcases quartz countertops, a subway tile backsplash, stainless steel appliances, and a dedicated pantry, flowing into the dining and living areas and out to an east-facing balcony with sunrise views each morning. Upstairs, both bedrooms offer their own four-piece ensuite, with the primary bedroom showcasing a walk-in closet and a custom wardrobe system, and upper-level laundry keeps everyday chores close at hand. More than $5000 in top-down blinds and roller shades, along with custom IKEA storage built into the closets and bathrooms, add real function to every corner, while triple-pane windows keep the home remarkably quiet despite the energy of the surrounding community. Outside your door, Nolan Hill's walking paths connect you to Beacon Hill and Sage Hill, where shopping, restaurants, Starbucks, and F45 are all close by. Stoney Trail is three minutes away and the airport is about twenty minutes out, making this an easy home to live from in any direction. Move-in ready and well cared for, this one is ready for its next owner. (id:6769)

Dining room 9.17 Ft x 9.33 Ft
Living room 13.08 Ft x 14.25 Ft
2pc Bathroom 4.92 Ft x 3.83 Ft
Kitchen 9.58 Ft x 3.83 Ft
Primary Bedroom 13.08 Ft x 11.33 Ft
4pc Bathroom 5.83 Ft x 8.00 Ft
Bedroom 10.92 Ft x 10.33 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft
Foyer 5.25 Ft x 9.83 Ft
Furnace 5.67 Ft x 9.67 Ft
Office 7.92 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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