



78 Nolan Hill Heights Calgary Alberta

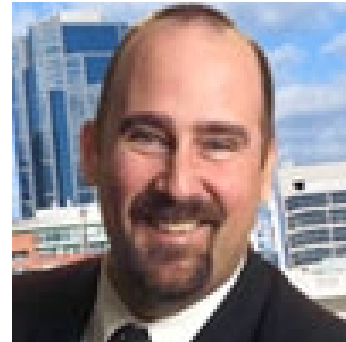
\$520,000

Welcome to this beautifully maintained, move-in-ready townhouse located in the sought-after community of Nolan Hill. Ideally positioned backing south onto a tranquil nature reserve with scenic ravine views, this home offers an exceptional blend of space, comfort, and convenience. With over 1700 sq ft of well-designed living space, the property features a double attached heated garage, air conditioning, three bedrooms, and two and a half baths, making it an ideal choice for today's modern lifestyle. The inviting front entry opens to a spacious and flexible main-floor family room that easily adapts to your lifestyle. Whether used as a family room, home office, study, playroom, or fitness space, it enjoys sunny south-facing windows and walk-out access to a private patio and green space beyond. Upstairs, the second level impresses with 9-foot ceilings and an open-concept layout ideal for both entertaining and daily living. Wide-plank laminate flooring flows throughout, while the gourmet kitchen shines with stainless steel appliances, generous cabinetry, granite countertops, and a large centre island perfect for meals and gatherings. A roomy dining area connects seamlessly to the bright and airy living room, complete with large windows and a cozy wall-mounted gas fireplace. Step out through the patio door to the sun-soaked south-facing balcony with a gas BBQ line and beautiful ravine views. This level also includes a convenient 2-piece bath and additional storage. The upper level offers 3 well-sized bedrooms, including a comfortable primary retreat with a walk-in closet and private 3-piece ensuite. A 4-piece main bath and upstairs laundry complete this level, making everyday routines effortless. Additional highlights include noise-cancelling exterior walls and a prime location within the complex facing a green space and shared with only three adjoining units, creating a...

2pc Bathroom 7.50 Ft x 3.00 Ft
Dining room 6.75 Ft x 13.83 Ft
Kitchen 11.58 Ft x 13.83 Ft
Living room 15.67 Ft x 8.17 Ft
3pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft
Bedroom 9.50 Ft x 9.75 Ft
Bedroom 12.83 Ft x 10.17 Ft
Primary Bedroom 11.67 Ft x 11.92 Ft
Recreational, Games room 22.92 Ft x 11.00 Ft

Listing Presented By:



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