



854 Nolan Hill Boulevard Calgary Alberta

\$565,000

****OPEN HOUSE SAT MAR 14th / SUN MAR 15th 2PM-4PM**** Welcome to this beautifully maintained NO CONDO FEE townhome in the highly sought-after community of Nolan Hill - where modern design, functional living, and unbeatable value come together. Offering over 2200 sqft of fully developed living space, this 4-bed, 3.5-bath home delivers the flexibility today's buyers are searching for, complete with a professionally finished basement and a double detached garage. The bright, open-concept main floor is designed for effortless everyday living and entertaining. A spacious living and dining area flows seamlessly into the contemporary kitchen, showcasing quartz countertops, a large central island with seating, stainless steel appliances including an electric range and over-the-range microwave, and a pantry for additional storage. A convenient 2-piece powder room completes the main level. Upstairs, you'll find laundry ideally located on the upper floor with a stacked unit, along with three well-appointed bedrooms. The primary suite features a walk-in closet and a private 3pc ensuite with sliding glass shower doors. A full 4pc main bathroom serves the additional two bedrooms. The fully developed basement significantly expands your living space with a large rec room, a 4th bedroom with its own walk-in closet and private 4pc ensuite, plus additional storage tucked under the stairs. This lower level offers excellent flexibility for guests, extended family, or a private work-from-home setup. Step outside to enjoy the rear deck (9'6" x 9'8"), perfect for summer evenings, while the 440 sqft double detached garage provides secure parking and extra storage. Additional highlights include central air conditioning for year-round comfort and a newer hot water tank for added peace of mind. Move-in ready, fully finished, and free of condo fees, this Nolan Hill home offers exceptional value in ...

Primary Bedroom 11.50 Ft x 13.00 Ft
 Bedroom 9.17 Ft x 10.50 Ft
 Bedroom 9.25 Ft x 10.00 Ft
 Laundry room 3.42 Ft x 4.00 Ft
 4pc Bathroom 5.00 Ft x 8.25 Ft
 3pc Bathroom 5.00 Ft x 8.25 Ft

Bedroom 10.00 Ft x 12.58 Ft
 Furnace 5.50 Ft x 15.50 Ft
 Other 5.00 Ft x 5.58 Ft
 Living room 13.83 Ft x 15.25 Ft
 Dining room 11.33 Ft x 11.67 Ft
 Kitchen 12.50 Ft x 4.17 Ft

Listing Presented By:



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4pc Bathroom 5.00 Ft x 8.00 Ft
Family room 13.00 Ft x 20.00 Ft

Other 3.50 Ft x 4.67 Ft
2pc Bathroom 4.42 Ft x 5.00 Ft