

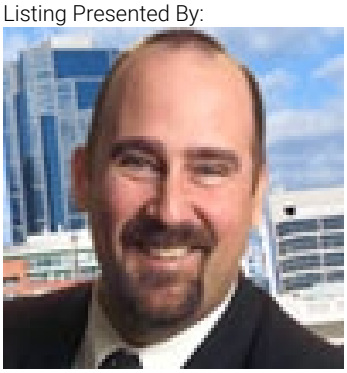
859 Nolan Hill Boulevard Calgary Alberta

$545,000

NO CONDO FEES | DOUBLE DETACHED GARAGE | FINISHED BASEMENT | 4 BEDROOMS | 2.5 BATHROOMSEnjoy the space, comfort and convenience of this beautifully maintained Nolan Hill townhome, offering approximately 1,524 sq. ft. above grade plus a fully finished basement, all with NO monthly condo fees! One of the larger layouts along Nolan Hill Boulevard, this home offers exceptional value and room to grow.The bright, functional main floor is designed for everyday living and effortless entertaining. Upstairs, you'll find three spacious bedrooms, including a welcoming primary retreat, plus convenient upper-floor laundry. The fully finished basement adds a fourth bedroom and generous recreation area, perfect for guests, teens, a home office or additional family space.Outside, enjoy a private yard and the convenience of a double detached garage.Located in the sought-after northwest community of Nolan Hill, you're minutes from parks, pathways, playgrounds, shopping, restaurants, Costco, Walmart and Loblaws. With nearby schools, convenient transit and quick access to Stoney Trail, commuting across Calgary or heading west to the mountains is easy.A fantastic opportunity to enjoy space, functionality and location without condo fees! (id:6769)

3pc Bathroom 8.25 Ft x 5.00 Ft
4pc Bathroom 8.42 Ft x 5.00 Ft
Bedroom 9.25 Ft x 12.58 Ft
Bedroom 9.17 Ft x 10.67 Ft
Primary Bedroom 13.00 Ft x 11.50 Ft
Other 5.50 Ft x 9.08 Ft
Bedroom 9.08 Ft x 12.33 Ft
Recreational, Games room 10.67 Ft x 25.58 Ft
Furnace 7.33 Ft x 11.50 Ft
2pc Bathroom 4.42 Ft x 4.92 Ft
Other 111.33 Ft x 11.75 Ft
Kitchen 18.67 Ft x 14.67 Ft
Living room 13.75 Ft x 15.25 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