



# 975 Nolan Hill Boulevard Calgary Alberta

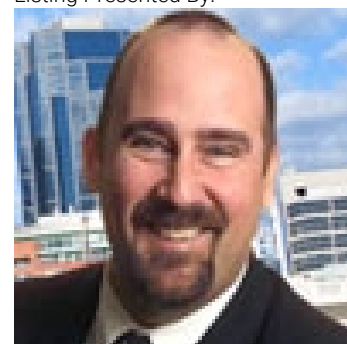
\$548,900

OPEN HOUSE, SAT (Mar 14) 1pm-4pm | Sunday (Mar 15) Open House CANCELED | NO CONDO FEES | END UNIT! | Welcome to this beautifully maintained end-unit 2-storey townhome with NO condo fees in the sought-after NW community of Nolan Hill, built by Shane Homes in 2015. Combining thoughtful design, modern finishes, and a functional layout, this home offers comfortable living with the added benefit of extra privacy as an end unit. Step inside to an inviting open-concept main floor where the bright living room is filled with natural sunlight from two large windows, creating a warm and welcoming atmosphere. The space flows seamlessly into the spacious dining area and well-appointed kitchen, perfect for both everyday living and entertaining. The kitchen features quartz countertops, stainless steel appliances, ample counter space, plenty of cabinetry, a breakfast bar, and a window overlooking the private backyard. Just off the kitchen you'll find a convenient 2-piece bathroom, pantry, and direct access to the backyard, making outdoor gatherings and barbecues effortless. Upstairs, the home offers three comfortable bedrooms, including a bright primary retreat filled with natural light from two windows, complete with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms, a 4-piece main bathroom, and stacked laundry conveniently located in the hallway complete the upper level. The fully finished basement offers approximately 617 sq. ft. of additional living space, featuring a 4-piece bathroom and plenty of storage, providing flexibility for a recreation area, home office, or additional living space. Step outside to enjoy your private fenced backyard, thoughtfully designed with both relaxation and functionality in mind. The yard features a beautiful crabapple tree, a concrete patio, and a wooden deck, creating the perfect space for summer barbecues, morning coffee, o...

3pc Bathroom 7.67 Ft x 8.67 Ft  
 4pc Bathroom 7.67 Ft x 4.92 Ft  
 Bedroom 8.25 Ft x 11.58 Ft  
 Bedroom 9.17 Ft x 11.58 Ft  
 Primary Bedroom 11.42 Ft x 12.17 Ft  
 4pc Bathroom 7.33 Ft x 4.92 Ft

Family room 12.42 Ft x 31.17 Ft  
 Furnace 6.92 Ft x 11.25 Ft  
 2pc Bathroom 5.08 Ft x 5.00 Ft  
 Dining room 13.00 Ft x 10.50 Ft  
 Kitchen 11.00 Ft x 11.75 Ft  
 Living room 11.83 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:  
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### RE/MAX Realty Professionals

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