

127 Nolan Hill Boulevard NW Calgary, Alberta

MLS # A2228684



\$499,000

Division:	Nolan Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Owned		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters		

Inclusions: N/A

Featuring 1,480 sqft of developed living space, this beautiful townhome offers 3 great sized bedrooms, 2.5 bathrooms and large den/office on main floor. 9' ceilings on the main floor, you'll enjoy lounging in the inviting living room, entertaining guests in the large dining area . gourmet kitchen is complete with upgraded stainless steel appliances, custom espresso shaker cabinetry & luxurious quartz countertops. The upper level offers a large master bedroom with 3-piece ensuite bathroom & bright windows, 2 additional bedrooms, full main bathroom & ensuite laundry. Retreat to the lower level in the additional family room space. Oversized double attached garage is insulated, dry walled, mudded and heated. Main level has built-in desk/workstation with Ethernet hook ups. You'll love the convenience of a great location that's close to shopping(Sobeys, Walmart, T&T Supermarket), restaurant, banks parks, public transit & many more amenities.