

# \$499,000 - 127 Nolan Hill Boulevard Nw, Calgary

MLS® #A2228684

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

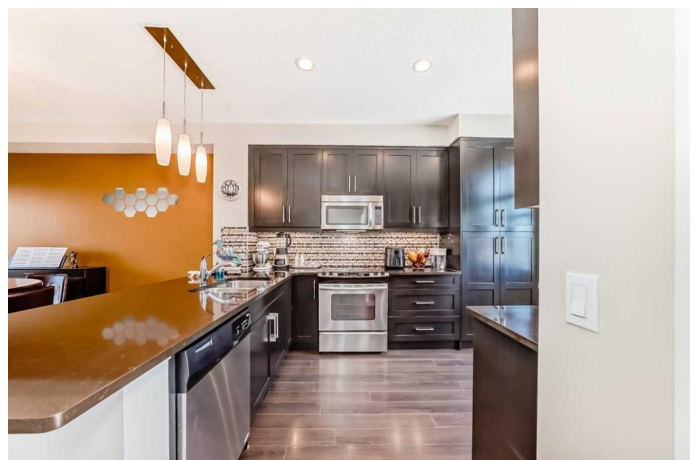
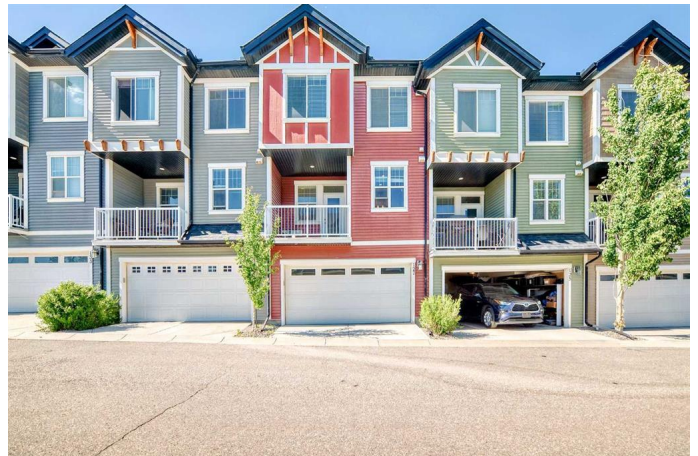
Nolan Hill, Calgary, Alberta

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.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2228684  |
| Price      | \$499,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,302         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 127 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0S5                     |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                                    |
| Parking Spaces | 2                                                                |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Owned |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Quartz Counters                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Partial                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Playground      |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 75             |
| Zoning         | R-2M           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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