# \$479,900 - 127 Nolan Hill Boulevard Nw, Calgary

MLS® #A2258822

# \$479,900

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 beatiful 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® # A2258822 Price \$479,900

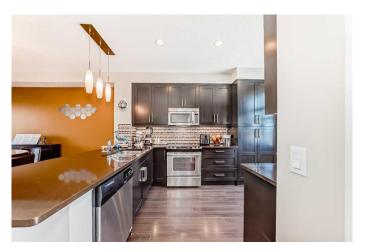
Bedrooms 3

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 September 23rd, 2025

Days on Market 24

Zoning R-2M

# **Listing Details**

Listing Office TREC The Real Estate Company

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