

# \$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

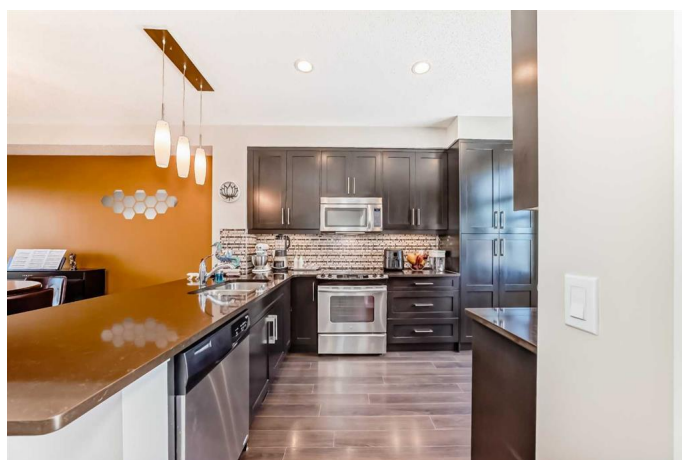
Nolan Hill, Calgary, Alberta

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	38
Zoning	R-2M

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.