# \$450,000 - 438 Nolan Hill Boulevard Nw, Calgary

MLS® #A2227530

#### \$450,000

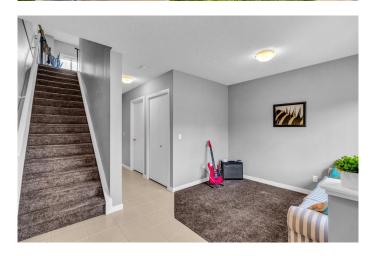
2 Bedroom, 3.00 Bathroom, 1,344 sqft Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

\*\* OPEN HOUSE SATURDAY JUNE 7TH 3PM-5PM \*\* What an amazing opportunity to own a 1300 sqft END UNIT townhouse with dual primary bedrooms and fully loaded with upgrades + air conditioning! Welcome to 438 Nolan Hill Boulevard! As you enter this spacious property, you are greeted by a open flex space/den which could be used as an office or a secondary living room. Up the stairs to the main floor, there are 9 foot ceilings and a bright open floor plan which includes the living room opening up to the balcony, center dining area, and a fully loaded kitchen with tons of counter space, stainless steel appliances, quarts countertops, and full height cabinets. This floor also includes a convenient powder room around the corner from the kitchen. Upstairs, you get 2 LARGE primary bedrooms each with its own private ensuite with quarts counters. Don't forget the parking as this place comes with a oversized single car garage, a single car driveway, and the tons of street parking in front. Call your agent to book a showing before this sells!







Built in 2016

## **Essential Information**

MLS® # A2227530 Price \$450,000

Bedrooms 2 Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,344
Acres 0.00
Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

### **Community Information**

Address 438 Nolan Hill Boulevard Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Y1

#### **Amenities**

Amenities Other, Park, Playground, Snow Removal, Trash

Parking Spaces 2

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Track

Lighting, Stone Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Other Lot Description Other

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 2

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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