

# \$699,900 - 669 Nolan Hill Boulevard Nw, Calgary

MLS® #A2236954

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**\*\*OPEN HOUSE: 1-4PM Sun AUG 10, 2025\*\*** Welcome to this beautifully maintained 2-storey gem, originally built by award-winning Pacesetter Homes, located in the vibrant and family-friendly community of Nolanhill. Just minutes from premium shopping, markets, parks, and major commuter routes, this home offers the perfect blend of comfort and convenience. Step inside to discover a bright and functional open-concept layout, featuring rich hardwood flooring, granite countertops, stainless steel appliances, and a built-in tech nook—ideal for remote work or homework stations. The spacious living room is anchored by a cozy gas fireplace and large windows that flood the space with natural light. The dining area flows seamlessly to the backyard and deck, perfect for entertaining or relaxing outdoors. Upstairs, you'll find a generous central bonus room, upper-level laundry, two well-sized bedrooms, and a stylish 4-piece main bathroom. The luxurious primary suite is a true retreat with soaring vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring dual sinks, a soaker tub, and separate shower. Peace of mind comes with a newer roof and siding, both replaced due to hail damage, making this home not only stunning but also worry-free. Don't miss your chance to own this exceptional property in one of NW Calgary's most desirable communities!

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236954    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,073       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 669 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 1J4                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Washer                  |
| Heating           | Forced Air                                                                                                    |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas Log                                                                                                       |
| Has Basement      | Yes                                                                                                           |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Fire Pit, Storage  
Lot Description        Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 3rd, 2025  
Days on Market        41  
Zoning                    R-G

**Listing Details**

Listing Office            Homecare Realty Ltd.

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