

\$474,900 - 480 Nolan Hill Drive Nw, Calgary

MLS® #A2254783

\$474,900

4 Bedroom, 4.00 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Nolan Hill, Calgary, Alberta

**** End Unit Backing onto green space with
Builder Developed Finished Basement

***** Welcome to your dream home,
Welcome to 480 Nolan Hill Drive NW. An END
unit townhouse which has Green Space on the
back that offers unmatched suburban living
with innovative urban style in the community of
Nolan Hill. This home is within 3 minutes of
walking distance of pathways, parks, ponds,
local shops, restaurants, and bars. A must-see
house which shows 10 out of 10. The main
level features an open concept layout with
9-foot ceilings and a large kitchen island. The
main level features lots of natural lighting and
an open concept living space with the windows
opening to the green space. The dining room
has plenty of space to cater your guests. Step
into the dreamy kitchen where there's plenty of
cabinet space, upgraded stainless steel
appliances and an eat-in kitchen island! The
2-piece bathroom completes the main level.
There is a cross breeze by the kitchen window
that is great on those hot summer days. The
sliding door off the dining area leads you out to
a large deck which has greenspace behind. A
perfect place to hang out with family & friends
while using your grill. Upstairs features a large
master bedroom with ensuite bathroom and
two other good-sized bedrooms, along with
another 3-piece washroom. Don't forget
to see the builder developed basement which
has big windows, a large living room, a
bedroom with full washroom. The basement
also has a laundry and storage area. This



home is perfect for the first-time home buyer or investor. Come see the benefits of owning a townhouse. You get your privacy and space, yet you don't have to worry about snow removal and lawn care. Book an appointment to view it today. (id:6289)

Built in 2016

Essential Information

Listing #	A2254783
Price	\$474,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,142
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	480 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0V4

Amenities

Amenities	Park, Playground, Shopping, Other
Features	See remarks, Other, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air

Cooling	See Remarks
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	See Remarks

Listing Details

Listing Office URBAN-REALTY.ca



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