

# \$449,900 - 61 Nolan Hill Boulevard Nw, Calgary

MLS® #A2260907

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

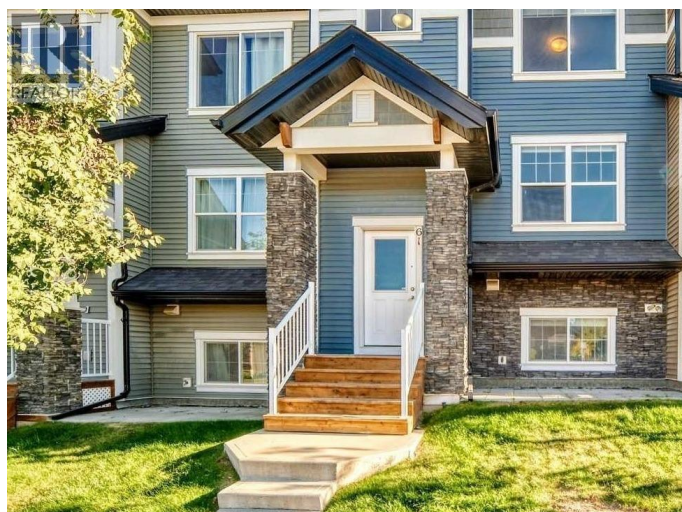
Nolan Hill, Calgary, Alberta

This bright Nolan Hill townhome offers thoughtfully designed living across two levels with approximately 1,302 sq ft RMS of finished living space. The main level features a functional kitchen that flows into the dining and living areas, plus a dedicated main-floor office and balcony – perfect for working from home or enjoying a coffee break. The upper level hosts a spacious primary bedroom with walk-in closet and ensuite, an additional ample sized secondary bedroom equipped with its own walk-in-closet ensuite, and convenient upper-level laundry. The lower level provides a versatile flex space for hobbies, a home gym or storage, and an attached garage (approx. 20'0" x 19'2") completes the package. With a prime Nolan Hill location directly across from shopping, groceries, and dining, this townhome blends comfort and everyday convenience. Don't miss this rare combination of layout, lifestyle, and location. Schedule your viewing today! (id:6289)

Built in 2013

## Essential Information

Listing #	A2260907
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,302



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	61 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0S5

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Closet Organizers, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX First
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