

# \$534,900 - 952 Nolan Hill Boulevard Nw, Calgary

MLS® #A2200501

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.03 Acres

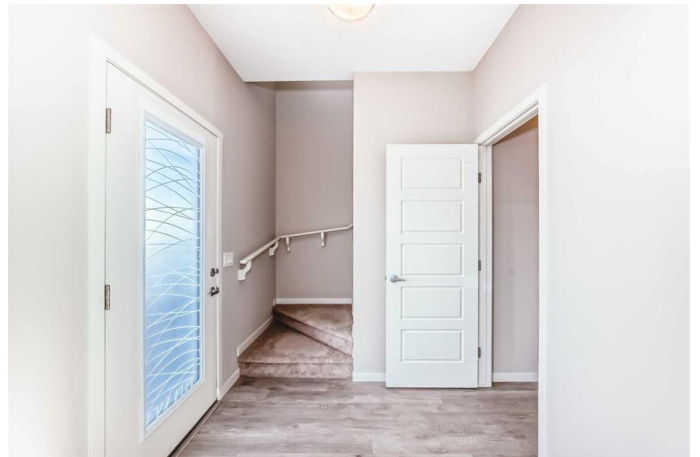
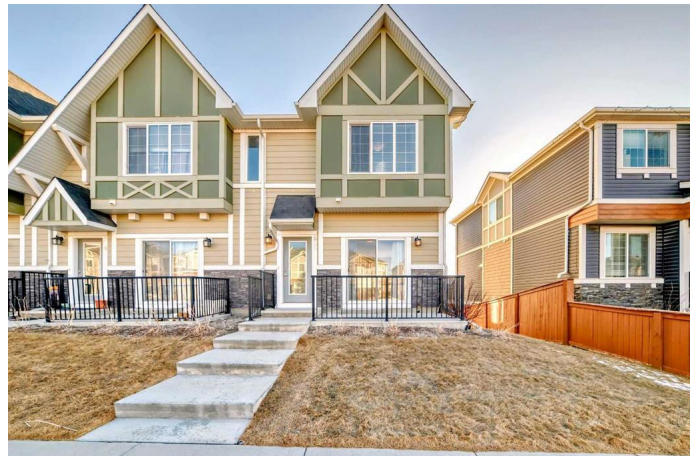
Nolan Hill, Calgary, Alberta

\* Please visit the 3D tour \* Corner end unit and very well kept, good starter home or investment property, welcome to this spacious townhouse in prestige Nolan Hill. It features double attached garage and street parking, Quartz counter tops in the kitchen and bathrooms, 9 feet ceiling and laminated flooring on the main floor, upgraded full height cabinetry with soft closed drawers, stainless steel appliances, 2â€• faux wood window covering, front concrete patio with railings, triple pane windows, HRV system, and fibre cement siding. The lower level with a den, main floor with lots of windows, large and bright living room, spacious kitchen and eating area, Upper floor with 3 bedrooms, large master bedroom full ensuite, good size kids bedrooms, and upper floor laundry. It closes to the pond, playground, shopping, and easy access to major roads. \*\* 952 Nolan Hill Blvd NW \*\*

Built in 2017

## Essential Information

MLS® #	A2200501
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504



Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	952 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
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Days on Market	27
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bravo Realty

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