



GRASSROOTS
REALTY GROUP

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**438 Nolan Hill Boulevard NW
Calgary, Alberta**

MLS # A2227530



\$450,000

| | | | |
|------------------|-------------------------------------|---------------|------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,344 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 313 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Track Lighting | | |

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|--------------------|-----|
| Inclusions: | n/a |
|--------------------|-----|

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!