



GRASSROOTS
REALTY GROUP

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

MLS # A2236954



\$719,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage		

Inclusions: none

****OPEN HOUSE: 1-4 PM Sat&Sun July 5&6,2025****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 sepa arate 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!