



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

717 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2255736



\$549,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: NONE

Another PRICE REDUCTION FOR A QUICK SALE! LOCATION! LOCATION! LOCATION! Sought-after NO CONDO FEE townhome with over 2,080 sq. ft. of fully upgraded living space! Featuring a new roof, new siding, and massive upgrades throughout, this 4-bedroom, 3.5-bath home is truly move-in ready. Step inside to soaring 9-ft ceilings, warm neutral tones, and an open-concept main floor with stone countertops, stylish island, and plenty of space for cooking and dining. Upstairs, the primary suite offers a walk-in closet and elegant ensuite. The professionally developed basement is a showstopper—luxury tile work, feature fireplace, extra bedroom, and a spa-inspired bathroom with a must-see shower. Enjoy a landscaped backyard with deck, plus a double garage. Pride of ownership shines through every corner of this home. Don't miss this rare opportunity—book your showing today!