



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2260907**



**\$449,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall Mount		

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 &mdash; 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 generous bedroom, 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!