



**GRASSROOTS**  
REALTY GROUP

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**35 Nolan Hill Boulevard  
Calgary, Alberta**

**MLS # A2277279**



**\$479,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

**Heating:** Central, Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 406

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** N/A

Open house: 1-3pm Sunday Jan. 11 2026. Discover modern living in this exceptional multi-family townhouse located in the desirable community of Nolan Hill. This well-designed home offers 3 bedrooms and 2.5 bathrooms with a smart, functional floor plan ideal for today's lifestyle. The main floor features 9-foot ceilings, luxury laminate flooring, and contemporary light fixtures throughout the open-concept layout. A private balcony off the kitchen provides the perfect space for outdoor enjoyment. The kitchen seamlessly flows into the dining area and bright living room, completes the main level. Upstairs, you'll find three spacious bedrooms and two 4-piece bathrooms. The primary bedroom includes a walk-in closet and a private ensuite. Enjoy added privacy in the thoughtfully developed lower-level den. Additional features include an attached heated double-car garage with a private driveway for extra parking, Fresh paint 2025, Furance motor 2023. Ideally located with quick access to Shaganappi Trail, Stoney Trail, and Beddington Trail, and close to major amenities including Costco, Walmart, Sobeys, Shoppers Drug Mart, fitness centres, and restaurants. This is a rare opportunity to own a beautiful home in a prime location—don't miss out!