



GRASSROOTS
REALTY GROUP

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704, 428 Nolan Hill Drive NW
Calgary, Alberta

MLS # A2286217



\$449,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,256 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this immaculately kept modern townhome in Nolan Hill. This town home with over 1200 square feet of living space is the perfect blend of comfort and convenience, just minutes away from shops, parks, walking paths and a brand new school! Showcasing 2 bedrooms, 2.5 bathrooms, and a single front attached garage, this property is perfect for professionals, small families, or anyone seeking a comfortable and stylish living space. Walking in you are immediately greeted by the open floorplan, seamlessly connecting the living, dining, and kitchen areas. The kitchen is a chef's dream, featuring a sleek kitchen island and luxurious quartz countertops with plenty of storage in cabinets and the corner pantry. Moving upstairs, the primary bedroom is a true retreat with its automatic window coverings and cozy balcony. The primary bedroom is accompanied by a walkthrough closet with tons of storage and completed with an ensuite bathroom, providing a private oasis for relaxation and rejuvenation. The additional bedroom is spacious and versatile - currently being used as an office but there is plenty of space to make this your own. This bedroom has direct access to another full bathroom showcasing a soaker tub meant for relaxation. Now to focus on the community, Nolan Hill is a highly sought after community that houses any and all amenities that you could need - retail stores, restaurants, child care and so much more. There is a brand new K-9 school being built in the community so this is the perfect space for the family! It also boasts direct access to major routes to leave the city or make your way to down town Calgary. Deerfoot Trail and Stony Trail are right around the corner. Commuting from this area is a breeze! Don't miss out on the opportunity to own this exceptional townhome in Nolan Hill. With its modern features, prime location, spacious living

area, and comfortable living spaces, this is the perfect place to call home. Contact me to schedule a showing today!