



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

MLS # A2289345



\$565,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

** Welcome to this beautifully maintained NO CONDO FEE townhome in the highly sought-after community of Nolan Hill - where modern design, functional living, and unbeatable value come together. Offering over 2200 sqft of fully developed living space, this 4-bed, 3.5-bath home delivers the flexibility today's buyers are searching for, complete with a professionally finished basement and a double detached garage. The bright, open-concept main floor is designed for effortless everyday living and entertaining. A spacious living and dining area flows seamlessly into the contemporary kitchen, showcasing quartz countertops, a large central island with seating, stainless steel appliances including an electric range and over-the-range microwave, and a pantry for additional storage. A convenient 2-piece powder room completes the main level. Upstairs, you'll find laundry ideally located on the upper floor with a stacked unit, along with three well-appointed bedrooms. The primary suite features a walk-in closet and a private 3pc ensuite with sliding glass shower doors. A full 4pc main bathroom serves the additional two bedrooms. The fully developed basement significantly expands your living space with a large rec room, a 4th bedroom with its own walk-in closet and private 4pc ensuite, plus additional storage tucked under the stairs. This lower level offers excellent flexibility for guests, extended family, or a private work-from-home setup. Step outside to enjoy the rear deck (9'6"x9'8"), perfect for summer evenings, while the 440 sqft double detached garage provides secure parking and extra storage. Additional highlights include central air conditioning for year-round comfort and a newer hot water tank for added peace of mind. Move-in ready, fully finished, and free of condo fees, this Nolan Hill home offers exceptional value in one of NW Calgary's most desirable

communities.