



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

**MLS # A2291926**



**\$475,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Rear,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Full	<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>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Move-in ready 3-bedroom townhome in NW Calgary with a double garage and double driveway. Built by Jayman, this bright split-level home features north- and south-facing windows, granite countertops, luxury vinyl flooring, central A/C, and top-floor laundry for everyday convenience. The chef-inspired kitchen includes a gas stove, ample prep space, custom storage, and a BBQ gas line&mdash;perfect for easy entertaining. The spacious primary bedroom offers a walk-in closet and private ensuite, while two additional bedrooms are ideal for kids, guests, or a home office. Located along the boulevard for quick access to amenities while remaining quiet and family-friendly without heavy road noise. Close to parks, schools, and shopping, this low-maintenance NW Calgary townhome is perfect for first-time buyers, families, or investors looking for value in a great community. New to the area? Check out the drone shots to see how close you&rsquo;ll be to parks, schools, and everyday amenities. DM to book your private viewing and picture yourself starting your next chapter here.