



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

MLS # A2293167



\$548,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE, SAT (Mar 14) 1pm-4pm | Sunday (Mar 15) Open House CANCELED | NO CONDO FEES | END UNIT! | Welcome to this beautifully maintained end-unit 2-storey townhome with NO condo fees in the sought-after NW community of Nolan Hill, built by Shane Homes in 2015. Combining thoughtful design, modern finishes, and a functional layout, this home offers comfortable living with the added benefit of extra privacy as an end unit. Step inside to an inviting open-concept main floor where the bright living room is filled with natural sunlight from two large windows, creating a warm and welcoming atmosphere. The space flows seamlessly into the spacious dining area and well-appointed kitchen, perfect for both everyday living and entertaining. The kitchen features quartz countertops, stainless steel appliances, ample counter space, plenty of cabinetry, a breakfast bar, and a window overlooking the private backyard. Just off the kitchen you'll find a convenient 2-piece bathroom, pantry, and direct access to the backyard, making outdoor gatherings and barbecues effortless. Upstairs, the home offers three comfortable bedrooms, including a bright primary retreat filled with natural light from two windows, complete with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms, a 4-piece main bathroom, and stacked laundry conveniently located in the hallway complete the upper level. The fully finished basement offers approximately 617 sq. ft. of additional living space, featuring a 4-piece bathroom and plenty of storage, providing flexibility for a recreation area, home office, or additional living space. Step outside to enjoy your private fenced backyard, thoughtfully designed with both relaxation and functionality in mind. The yard features a beautiful crabapple tree, a concrete patio, and a wooden deck, creating the perfect space for summer

barbecues, morning coffee, or relaxing evenings outdoors. The backyard also provides direct access to the double detached garage with convenient alleyway access, offering secure parking and additional storage. Located in the vibrant community of Nolan Hill, this home offers incredible convenience and lifestyle amenities. Enjoy nearby walking paths, scenic ponds, playgrounds, and green spaces, perfect for evening strolls, morning runs, or spending time outdoors with family and pets. Everyday essentials are just minutes away with Costco, restaurants, and shopping centres only about 5 minutes away, while quick access to Stoney Trail makes commuting across the city simple and efficient. This is a fantastic opportunity to own a modern, move-in-ready home with no condo fees in one of Calgary's desirable northwest communities. SELECT PHOTOS ARE VIRTUALLY STAGED.