



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

MLS # A2180935



\$455,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,422 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Stone Counters		

Inclusions: none

Welcome to your new home in Nolan Hill! Built by the award-winning Jayman, this townhouse combines exceptional craftsmanship with modern convenience, all within the vibrant community of Nolan Hill. This quality unit features an energy-efficient design, delivering significant savings on utility costs. Last winter, the average utility bills were impressively low, at approximately \$200 per month, based on single-person occupancy. Upon entering, the lower level greets you with a versatile space, perfect for a home office or cozy lounge, featuring a bright south-facing window that fills the room with natural light. The main level boasts an open-concept design with 9'0" knockdown ceilings, creating a spacious and inviting atmosphere. The living and dining areas flow seamlessly, making it ideal for both entertaining and everyday living. The kitchen features quartz countertops, a natural stone-inspired tile backsplash, stainless steel appliances, and plenty of cabinetry for all your storage needs. Upstairs, you'll find two generously sized primary bedrooms, each with its own four-piece ensuite bathroom with porcelain tile flooring. Upper-level laundry adds convenience to your daily routine. This sweet home includes a heated single-car garage with additional driveway parking and ample storage space. As a resident of Carnaby Heights, you'll enjoy access to a private park and playground, with plenty of visitor parking for your guests. This home is ideally located with easy access to parks, walking trails, and nearby shopping centers like Gates of Nolan Hill and Sage Hill Crossing. Major roadways ensure quick and convenient commuting. Don't miss out on this stunning, move-in-ready home—schedule your showing today!