



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

**MLS # A2181713**



**\$875,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,449 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 373 Nolan Hill Boulevard NW – a stunning home offering 4 bedrooms, 4 bathrooms, and an abundance of thoughtful upgrades in the highly desirable community of Nolan Hill. Built in 2015 by Trico Homes, this property boasts a fully finished basement (2018), and a recently added main floor office space (2022). The main floor features a bright, expanded dining area adjacent to the kitchen, which is outfitted with new stainless steel appliances (2024) and sleek quartz countertops. Relax in the living room, complete with a cozy gas fireplace, and new privacy blinds installed in 2024. The upper floor is designed for comfort and functionality, featuring a built-in office, a spacious bonus room, and Hunter Douglas blinds throughout. The luxurious primary suite includes a 5-piece ensuite with a jetted tub, dual sinks, and a walk-in closet. Two additional bedrooms, a full bathroom, and an upstairs laundry room complete the level. It is worth noting that this home has a TWO HIGH EFFICIENCY FURNACE set up (one for the main/basement, and the other for the bedroom level to optimize your utility costs) - complete with AIR CONDITIONING on the upper floor bedroom level for year round sleeping comfort! The fully finished basement offers even more living space with a media room equipped with built-in surround sound speakers, a fourth bedroom, and an additional full bathroom. Outside, the backyard backs onto a scenic pathway, providing privacy and a serene outdoor setting. The property is also conveniently located near a bus stop for easy commuting. Situated in Calgary’s vibrant northwest, Nolan Hill provides a perfect blend of modern amenities and natural beauty. Enjoy scenic walking trails, parks, and playgrounds, all within a welcoming, family-friendly environment. With nearby shopping and dining, and all services at Sage Hill and

Beacon Hill, plus easy access to major routes like Stoney Trail, this is a community that offers both convenience and charm—making it the ideal place to call home.