



GRASSROOTS
REALTY GROUP

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

MLS # A2200501



\$529,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

* Please visit the 3D tour * Corner end unit and very well kept, good starter home or investment property, welcome to this spacious townhouse in prestige Nolan Hill. It features double attached garage and street parking, Quartz counter tops in the kitchen and bathrooms, 9 feet ceiling and laminated flooring on the main floor, upgraded full height cabinetry with soft closed drawers, stainless steel appliances, "faux wood window covering, front concrete patio with railings, triple pane windows, HRV system, and fibre cement siding. The lower level with a den, main floor with lots of windows, large and bright living room, spacious kitchen and eating area, Upper floor with 3 bedrooms, large master bedroom full ensuite, good size kids bedrooms, and upper floor laundry. It closes to the pond, playground, shopping, and easy access to major roads. ** 952 Nolan Hill Blvd NW **