



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2292741**

**\$435,000**



<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M1-d100
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to this impeccably maintained, three-storey townhome nestled in the heart of the vibrant and highly sought-after community of Nolan Hill. Designed for the modern urbanite, the ground floor offers a versatile den space—perfect for a quiet home office, a private yoga studio, or a dedicated workout area. This level also features a single heated garage to keep your vehicle protected from the Alberta winters, and a dedicated furnace room for easy maintenance. Step up to the main floor where the open-concept layout is drenched in natural light, accented by durable, high-quality laminate flooring throughout. The chef-inspired kitchen is a showpiece of modern design, featuring crisp light cabinetry, elegant quartz countertops, and a suite of premium appliances, including an over-the-range fridge (only 1 year old) and newer washer/dryer. There is also a quaint balcony off the living room. This home is as efficient as it is beautiful, equipped with Central Air and Hot Water on Demand to ensure luxury and utility savings. The top floor is intelligently designed with two spacious Primary Bedrooms, offering the ultimate in privacy and flexibility. Whether you are hosting a roommate or setting up a guest suite, both rooms are sanctuaries of comfort. One features a full 4-piece ensuite, while the second offers a convenient 3-piece ensuite, both finished with easy-to-maintain lino flooring. Location is everything, and this home delivers. You are minutes away from the best shopping Nolan Hill has to offer, but the real "X-factor" is the transit access. Bus Route 82 stops right nearby, providing a direct, stress-free link to Costco, the University of Calgary, and Brentwood Station. With its blend of contemporary finishes, heated parking, and a location that puts the city at your doorstep, this Nolan Hill gem is more than a townhome—it's a strategic lifestyle move.