



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

MLS # A2306151



\$448,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,423 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Ikea pax wardrobe in master bedroom (4 pieces), IKEA storage unit - Tall cabinet in master bathroom, Ikea medicine cabinets in both bathrooms, all window shadow blinds, all curtain rods, Wall mirror in walk-through closet, Tire rack in garage

**** OPEN HOUSE, SATURDAY, MAY 9 FROM NOON TO 2:00 **** Welcome to this beautifully maintained three-storey townhome in the sought-after community of Nolan Hill. Offering a total of 1,422 square feet of well-designed living space, this two-bedroom plus den, two-and-a-half bath home is move-in ready and bathed in natural light throughout every level. It is a home that feels like a true sanctuary from the moment you walk through the door. The sun-filled main living floor features an open-concept layout with a stylish kitchen complete with quartz countertops, subway tile backsplash, stainless steel appliances, and a dedicated pantry, flowing seamlessly into the dining and living areas and out to a private balcony perfectly positioned to catch the morning sun. Upstairs, both bedrooms offer their own four-piece ensuites, a rare and sought-after feature at this price point, with the primary showcasing a walk-in closet and custom wardrobe system. Triple-pane windows deliver a remarkably quiet living environment despite the vibrancy of the surrounding community. Thoughtful custom storage solutions, quality roller blinds, and top-down privacy blinds throughout reflect the care and attention that has gone into every corner of this home. The entry level offers a versatile den ideal for a home office, a single attached garage with nearby visitor parking, and in-suite laundry. Outside your door, enjoy walkable access to Beacon Hill and Sage Hill shopping, restaurants, Starbucks, F45, and scenic walking paths. Stoney Trail is just 3 minutes away, with the airport only 20 minutes out. This is low-maintenance living at its finest.