



972 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2320867



\$489,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,421 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Corner end unit, 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, triple pane windows, HRV system, and fibre cement siding. The lower level with a flex room/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. ** 972 Nolan Hill Blvd NW **