



**14 Nolan Hill Gate NW  
Calgary, Alberta**

**MLS # A2321431**



**\$399,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Interior Lot, Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** TV Mount

When you're searching for your next home, you want to buy from a someone who not only took care of the property, but has PRIDE OF OWNERSHIP. This IMMACULATE HOME at The Post in Nolan Hill, where convenience and lifestyle is the focal point! This unique CURB APPEAL with brick and durable COMPOSITE SIDING while not compromising style shows both function and flair. This DOUBLE PRIMARY w/ ENSUITES layout is ideal for couples and young families, because who likes to share? The OPEN CONCEPT kitchen/living/dining rooms is highlighted by pristine HARDWOOD FLOORS and tile, updated dining light fixture, QUARTZ COUNTERS, stainless steel appliances, and 9 FT CEILINGS. Downstairs you'll find an extra DEN/FLEX SPACE on it's own floor, great for work-from-home setups, or having additional privacy. What makes this home so convenient you are STEPS AWAY from the strip mall: gym, childcare centre, doctor, dentist, optometrist, pharmacy, vet, a several restaurants right at your fingertips. GROCERIES and essentials are an easy 4 min drive to T&T, Walmart, and Sobeys. For young families or couples planning, imagine walking on 5 mins to PLAYGROUND and POND and PATHWAY for outdoor fun. There is also a future elementary school (3 mins). Come see why this home stands out from the rest, and is the destination for your next chapter!