



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

**MLS # A2325215**



**\$562,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE this SAT Jul 11 at 2-4pm\*\*** Welcome Home! Welcome to this immaculately maintained and thoughtfully designed no-condo-fee townhome situated in the quiet, family-friendly community of Nolan Hill. Offering 3 bedrooms, 2.5 bathrooms, and 1,444 sq ft of exceptional living space with exceptional curb appeal and thoughtful upgrades, this move-in-ready home with parks, playgrounds, and walking paths just steps from your front door is a perfect fit for a young family. The bright and open-concept main floor with a 9-foot ceiling is ideal for both everyday living and entertaining. The spacious foyer with a large front entry closet welcomes you into the inviting living room. The beautifully appointed kitchen is designed for both function and style, boasting gleaming granite countertops, stainless steel appliances, ample cabinetry and counter space, a large center island with pendant lighting, and an oversized walk-in pantry—perfect for the home chef. The adjacent dining area easily accommodates family gatherings, while a discreetly located 2-piece powder room completes the main level. Step outside from the thoughtfully designed rear entry, you'll find a fully fenced backyard and an insulated double detached garage, offering both convenience and privacy. On the upper level, the spacious primary bedroom offers a private 3-piece ensuite and a walk-in closet, while two additional generously sized bedrooms, a full 4-piece bathroom and the convenient stacked laundry provide plenty of room and convenience for family or guests. The partially finished basement expands valuable living space with an additional bedroom, a bathroom rough-in and a family/media room, ready for your personal finishing touches. Ideally located close to Nolan Hill Shopping Centre, Costco, public transit, schools, parks, ponds, walking and cycling pathways,

and all the amenities you need, this home truly has it all. Don't miss your opportunity to make this wonderful Nolan Hill home your own—schedule your private showing today!