



GRASSROOTS
REALTY GROUP

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426 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2331609



\$444,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,426 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Storage		

Inclusions: Water softener & reverse osmosis

Located in the established NW Calgary community of Nolan Hill, this ORIGINAL OWNER, exceptionally well maintained END-UNIT townhome offers 1,426 sq ft above grade across three thoughtful levels, with sun-filled interiors and no direct rear neighbours. Step in from the front door and you're welcomed by BRAND NEW TILE FLOORING and a main-level office featuring a large window that pours natural light into the room and tons of built-in storage, giving you a quiet and bright space to work from home. Head up to the main floor and the home comes to life. The kitchen features dark cabinetry, quartz counters, a marble backsplash and a peninsula for casual dining, along with a stainless steel appliance package that includes a FULGOR gas range, KitchenAid microwave and Maytag French door refrigerator. It flows into a dining area and a spacious living room brightened by an EXTRA SIDE WINDOW, along with a patio door out to a FULL-WIDTH COVERED DECK. Sunlight pours in from multiple exposures throughout the day. Out on the covered deck, a BBQ and privacy screens create a spot that gets used from morning coffee in the sun to summer dinners with friends. CENTRAL AIR CONDITIONING keeps things cool inside when the heat picks up, and a powder room completes the main level. Upstairs, this home offers a DUAL MASTER LAYOUT, with two bedrooms each featuring its own private ensuite. Whether it's professionals sharing space, roommates, guests, or a couple who simply want the extra room to breathe, both bedrooms feel like their own retreat. Upstairs laundry sits right where you need it. Kept in exceptional condition by its original owner, this home also comes with a new roof and eavestrough, a KINETICO water softener and REVERSE OSMOSIS system already installed, and a large, spacious attached garage that opens off the

rear driveway, giving you plenty of room for the vehicle plus the bikes, gear and seasonal storage that come with a busy household. Nolan Hill continues to be one of NW Calgary's most established family communities, with pathways, parks, ponds and everyday amenities woven throughout the neighbourhood. Quick access to Sarcee Trail, Stoney Trail and Shaganappi makes downtown and the mountains equally straightforward, while Beacon Hill (Costco, Walmart, Home Depot) and Sage Hill shopping are minutes away. Click the multimedia link to see floorplans and all photos. Call your favourite realtor and book a showing today!