



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

963 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2346910

\$499,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,351 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Mount in Basement

NO CONDO FEES | 2 PRIMARY BEDROOMS WITH ENSUITES | DOUBLE DETACHED GARAGE | FINISHED BASEMENT | PRIVATE YARD | 3 BEDROOMS + 3.5 BATHS | Welcome to this beautifully maintained Nolan Hill townhome with NO CONDO FEES, offering a rare combination of TWO PRIMARY BEDROOMS, a DOUBLE DETACHED GARAGE, a FULLY FINISHED BASEMENT and a private, usable backyard. With 1,351 sq. ft. above grade plus additional finished basement space, this home offers over 1,990 sq. ft. of developed living space. The bright and inviting main floor is designed for comfortable everyday living and entertaining, with smart switches adding modern convenience and functionality. Upstairs, the standout feature of this home awaits: TWO PRIMARY BEDROOMS, each with its own private ensuite bathroom and walk in closet. This rare and highly functional layout offers exceptional privacy and flexibility, perfect for shared ownership, extended family, long term guests, or anyone who values a retreat of their own. The BUILDER FINISHED BASEMENT expands your living space with a spacious recreation room, a third bedroom, a den or flexible office space, and a full bathroom, ideal for guests, teenagers, working from home, or simply having room to spread out. Outside, enjoy a PRIVATE BACKYARD and DOUBLE DETACHED GARAGE, features increasingly difficult to find in newer attached homes, and even rarer without monthly condo fees. ADDITIONAL UPGRADES include a NEW WASHER & DRYER (2026) and a HUMIDIFIER (2024). Nolan Hill is a thriving community with walkable shopping, medical centres, playgrounds and a planned K to 9 School. Don't pass up the opportunity to see this exceptional home. BOOK YOUR SHOWING!

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