

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

**MLS # A2185548**



**\$580,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus      |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,452 sq.ft.               | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-1 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan     |                   |     |

**Inclusions:** NA

Welcome to this immaculate NO CONDO FEE townhome in the Prime neighbourhood of Nolan Hill !! This is an exceptionally well-kept and spotless home. The thoughtfully designed open floor plan maximizes natural light, with large windows on the front of the main floor that invite the morning sun. The Living Room is generously sized, seamlessly flowing into the Dining Area, which can easily accommodate a full-sized table&mdash;perfect for hosting family dinners. Adjacent is the Bright and Spacious Kitchen, featuring a stunning granite island and a stainless steel appliance package, making meal prep a delight. Enjoy the best of both worlds with an east-facing front for morning light and a sunny west-facing backyard that&rsquo;s ideal for evening relaxation. Step outside to the patio, perfect for summer BBQs and soaking up the sun. The Double Detached Garage provides secure parking and storage, sparing you from braving the snow, with ample street parking also available out front. Upstairs, the Primary Bedroom boasts a large walk-in closet and a private 3-piece ensuite. Down the hall, you'll find another 4-piece bathroom and two generously sized bedrooms, perfect for family or guests. The fully developed basement is a bonus, featuring a professionally completed 4-piece bathroom, a bedroom, an office space and a rec room. This home is ideal for first-time buyers or those looking to downsize. The location is unbeatable, with easy access to bus stops, shopping centers, and schools&mdash;just a short drive away. Plus, with no condo fees, this property offers exceptional value. Don&rsquo;t miss out on this rare find! Book your viewing today and discover the perfect place to call home.