# \$549,900 - 717 Nolan Hill Boulevard Nw, Calgary

MLS® #A2255736

## \$549,900

4 Bedroom, 4.00 Bathroom, 1,398 sqft Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

Another PRICE REDUCTION FOR A QUICK SALE! LOCATION! LOCATION! LOCATION! Sought-after NO CONDO FEE townhome with over 2,080 sq. ft. of fully upgraded living space! Featuring a new roof, new siding, and massive upgrades throughout, this 4-bedroom, 3.5-bath home is truly move-in ready.

Step inside to soaring 9-ft ceilings, warm neutral tones, and an open-concept main floor with stone countertops, stylish island, and plenty of space for cooking and dining.

Upstairs, the primary suite offers a walk-in closet and elegant ensuite.

The professionally developed basement is a showstopperâ€"luxury tile work, feature fireplace, extra bedroom, and a spa-inspired bathroom with a must-see shower.

Enjoy a landscaped backyard with deck, plus a double garage. Pride of ownership shines through every corner of this home.

Don't miss this rare opportunity—book your showing today!

Built in 2015

## **Essential Information**

MLS® # A2255736 Price \$549,900







Bedrooms 4

4.00 Bathrooms

Full Baths 3

Half Baths 1

Square Footage 1,398

Acres 0.05

Year Built 2015

Type Residential

Row/Townhouse Sub-Type

Style 2 Storey Status Active

# **Community Information**

717 Nolan Hill Boulevard Nw Address

Subdivision Nolan Hill City Calgary County Calgary Province Alberta

Postal Code T3R 0V9

#### **Amenities**

**Amenities** Other

**Parking Spaces** 2

**Parking** Double Garage Detached, Garage Door Opener

2 # of Garages

#### Interior

Interior Features No Animal Home, No Smoking Home, Stone Counters, Walk-In

Closet(s), Wired for Sound

**Appliances** Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

# of Fireplaces

**Fireplaces** Gas

Has Basement Yes

Finished, Full Basement

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Level

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 9th, 2025

Days on Market 56

Zoning M-1 d111

HOA Fees 105

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.