

438 Nolan Hill Boulevard NW  
Calgary, Alberta

MLS # A2227530



# \$450,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Track Lighting		

**Inclusions:** n/a

**\*\* OPEN HOUSE SATURDAY JUNE 7TH 3PM-5PM \*\*** What an amazing opportunity to own a 1300 sqft END UNIT townhouse with dual primary bedrooms and fully loaded with upgrades + air conditioning! Welcome to 438 Nolan Hill Boulevard! As you enter this spacious property, you are greeted by a open flex space/den which could be used as an office or a secondary living room. Up the stairs to the main floor, there are 9 foot ceilings and a bright open floor plan which includes the living room opening up to the balcony, center dining area, and a fully loaded kitchen with tons of counter space, stainless steel appliances, quarts countertops, and full height cabinets. This floor also includes a convenient powder room around the corner from the kitchen. Upstairs, you get 2 LARGE primary bedrooms each with its own private ensuite with quarts counters. Don't forget the parking as this place comes with a oversized single car garage, a single car driveway, and the tons of street parking in front. Call your agent to book a showing before this sells!