



THE
A-TEAM

**RE/MAX
FIRST**

66 NOLAN HILL Heights, Calgary T3R 0S5

MLS®#: **A2158882**

Area: **Nolan Hill**

Listing Date: **09/17/24**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,737**
Low Sqft:
Ttl Sqft: **1,737**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Instant Hot Water,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	11`8" x 11`11"	3pc Ensuite bath	Upper	8`1" x 4`11"
Bedroom	Upper	12`10" x 10`3"	4pc Bathroom	Upper	4`11" x 8`2"
Bedroom	Upper	9`6" x 9`9"	Living Room	Main	8`1" x 15`8"
Kitchen	Main	13`10" x 11`8"	Dining Room	Main	13`10" x 6`8"
Game Room	Lower	22`11" x 11`0"	Other	Lower	7`0" x 3`11"

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1411674**

Remarks

Pub Rmks: **Welcome to 66 Nolan Hill Heights. This immaculate townhouse offers a stunning home for modern living and comfort, featuring an open floor plan that seamlessly blends style with functionality making it ideal for both relaxation and entertaining. The main living space is airy and filled with natural light thanks to the large windows that look out to the surrounding green space. The kitchen boasts stainless steel appliances, undercabinet lighting, ample cabinetry and a generous island. This home offers three generously sized bedrooms, including a primary suite with ensuite and walk in closet. The lower level offers a great versatile space that can be adapted to your needs, whether it's a home office, playroom or additional living area, the expansive windows here let in even more light and access to the beautiful natural green space and walking paths. Enjoy parking in your heated two car garage which also features durable epoxy flooring as well as built in shelving for more storage. Plus, you'll love the convenience of being within walking distance to a shopping plaza where you will find all your essentials and more. Experience the perfect blend of comfort, convenience, and contemporary design at 66 Nolan Hill Heights where every detail has been thoughtfully considered to create a welcoming and stylish home.**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











