



THE
A-TEAM

**RE/MAX
FIRST**

11 NOLAN HILL Boulevard, Calgary T3R 0J4

MLS®#: **A2165138**

Area: **Nolan Hill**

Listing Date: **09/12/24**

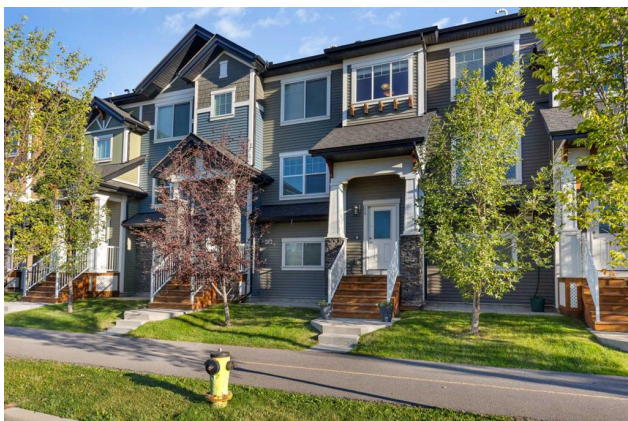
List Price: **\$535,555**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,528**
Low Sqft:
Ttl Sqft: **1,528**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

See Remarks

Concrete Driveway, Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Office	Lower	8`8" x 10`8"
Dining Room	Second	13`6" x 7`0"
2pc Bathroom	Second	5`5" x 5`3"
Bedroom - Primary	Third	11`7" x 11`0"
Bedroom	Third	9`8" x 11`3"
4pc Ensuite bath	Third	5`1" x 8`1"

Room	Level	Dimensions
Kitchen	Second	19`3" x 11`6"
Living Room	Second	11`5" x 11`4"
Balcony	Second	9`5" x 7`7"
Bedroom	Third	9`3" x 12`10"
Walk-In Closet	Third	4`9" x 6`9"
4pc Bathroom	Third	5`2" x 6`10"

Legal/Tax/Financial

Condo Fee:
\$360

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1411674**

Remarks

Pub Rmks: **Discover modern living at its finest in this exceptional multi-family townhouse in Nolan Hill. With its smart floor plan featuring 3 bedrooms and 2.5 baths , this home is designed for today's lifestyle. Step inside to a bright, airy ambiance, highlighted by 9-ft knock-down ceilings, luxury engineered hardwood flooring throughout the main floor, and modern light fixtures that enhances the open space. The kitchen is stunning, boasting quartz countertops, sleek stainless steel appliances, and a contemporary tile backsplash. A generous pantry provides ample storage, making it a chef's paradise. Enjoy seamless indoor-outdoor living with a charming balcony just off the kitchen, perfect for relaxing or entertaining. The open-concept design connects the kitchen to a stylish dining area and a sun-drenched living room, creating a welcoming atmosphere and a convenient powder room completes the main level. Upstairs, you'll find three spacious bedrooms and two 4 piece bathrooms. The primary suite is a true retreat, featuring a private ensuite bathroom and a good sized walk-in closet. Additional perks include an attached double car garage with its own driveway for extra parking. Plus, you'll be ideally located near major roadways such as Shaganappi Trail, Stoney trail, and Beddington Trail and not to mention all the amenities like Costco, Walmart, Sobeyes, and Shoppers Drug Mart, as well as gyms and multiple restaurants ensuring all your needs are just moments away. Don't miss out on this rare gem! (Open house Saturday September 14th 2:00pm-5:00pm & Sunday September 15th 1:00pm-3:00pm)**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





