



THE
A-TEAM

**RE/MAX
FIRST**

364 NOLAN HILL Boulevard, Calgary T3R 0P9

MLS®#: **A2165641**

Area: **Nolan Hill**

Listing Date: **09/16/24**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,032**
Low Sqft:
Ttl Sqft: **2,032**

DOM

3

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`0"
Kitchen	Main	9`10" x 13`7"
4pc Bathroom	Upper	8`1" x 9`3"
Bedroom	Upper	8`7" x 13`0"
Laundry	Upper	7`11" x 4`11"
Bedroom - Primary	Upper	12`10" x 13`10"

Room	Level	Dimensions
Dining Room	Main	9`9" x 11`11"
Living Room	Main	13`1" x 27`3"
5pc Ensuite bath	Upper	9`8" x 11`1"
Bedroom	Upper	8`8" x 15`2"
Bonus Room	Upper	14`3" x 12`8"
4pc Bathroom	Basement	8`11" x 4`11"

Bedroom
Game Room

Basement
Basement

10`6" x 12`0"
18`2" x 29`8"

Office

Basement

5`5" x 2`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310239

Zoning:
R-1N

Remarks

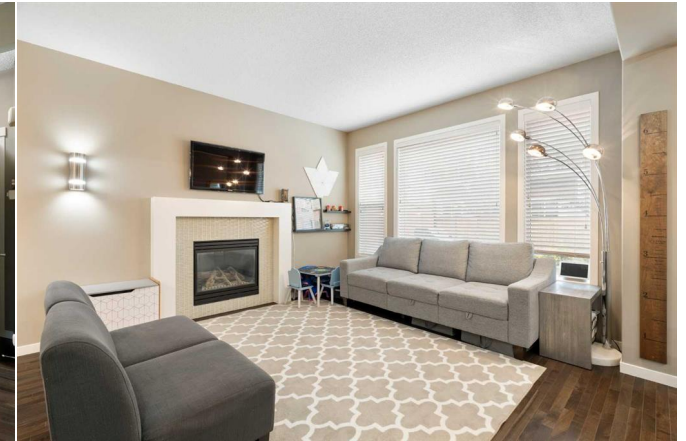
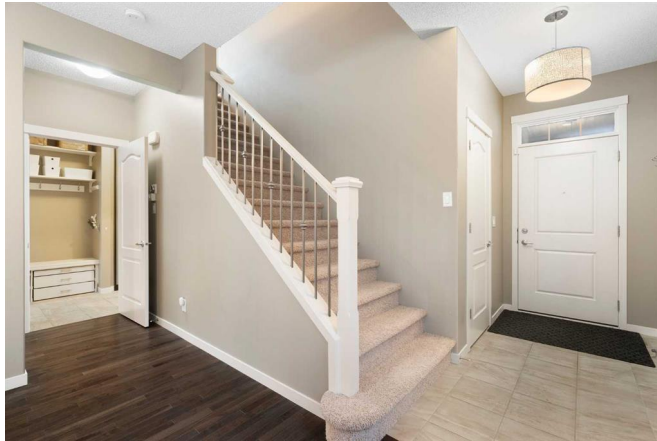
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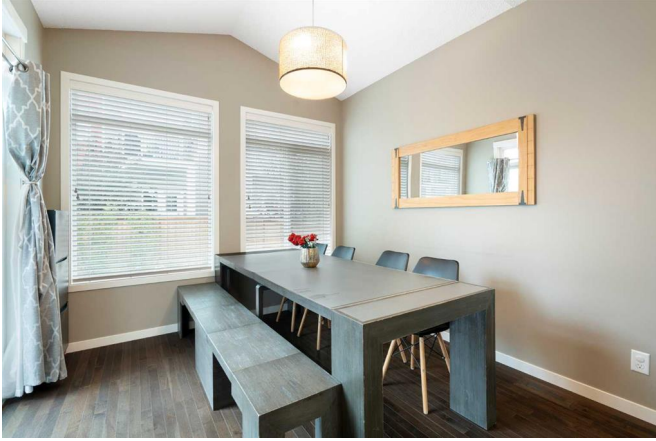
OPEN HOUSE SAT, SEPT 21 - 2PM-4PM | Welcome to Nolan Hill, one of Calgary's best NW communities, where this stunning single-family home awaits you. Upon entering the front door, you'll be captivated by the open concept main floor layout & all of the upgrades. The spacious & bright living area offers a stunning gas fireplace and seamlessly connects to the kitchen & dining space, creating the perfect atmosphere for entertaining guests or enjoying quality time with loved ones. The kitchen boasts an array of upgrades that elevate both style & functionality. With SS appliances, granite countertops, large island, ample cabinet space, & a convenient walk through pantry with beverage fridge, this culinary haven is sure to inspire your inner chef. A 2 pc powder room, a mud room w/ built ins and access to the garage complete the main level. As you make your way upstairs, you'll discover a peaceful retreat in the form of three generously sized bedrooms. Each room offers large windows that invite an abundance of natural light into the home. The primary bedroom can fit a king size suite & offers a stunning 5 pc ensuite bathroom w/ large w/i shower and soaker tub, & don't forget the spacious w/i closet. You'll also find a huge central bonus room upstairs & the laundry room is conveniently located up here as well! The finished basement adds a valuable dimension to this property, providing a versatile space that can be tailored to your specific needs. A large rec room w/ built in bar, 4th bedroom, beautiful 4 pc bath, plus tons of storage space! Outside, you'll find a well-maintained yard, perfect for outdoor activities & relaxation. Whether you're hosting summer BBQs, gardening, or simply enjoying the fresh air, the outdoor space offers an extension of your living area. This property also features a double attached garage and central AC! Living here means you can enjoy a thriving community that blends the tranquility of suburban living with convenient access to urban amenities. Proximity to schools, parks, shopping centers, & recreational facilities ensures that everything you need is just a few steps away. Don't miss this opportunity to own a beautifully upgraded single-family home in the sought-after community of Nolan Hill. Schedule your showing today!

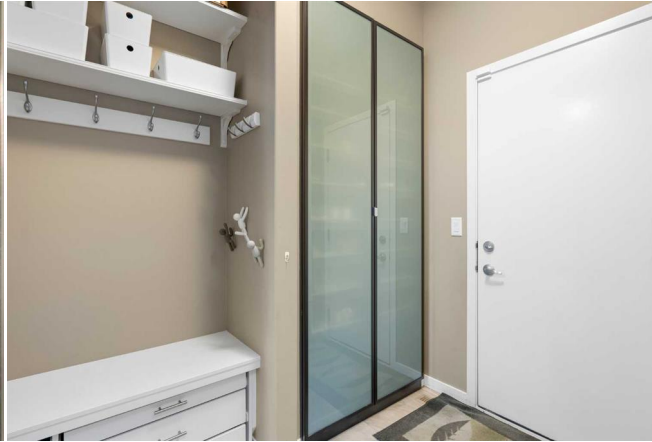
Inclusions:
Property Listed By:

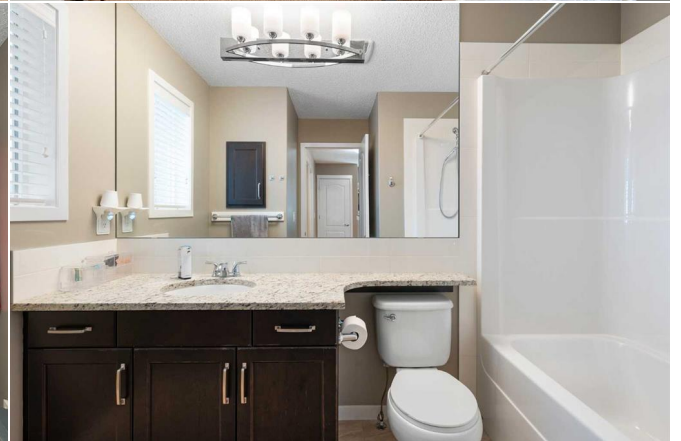
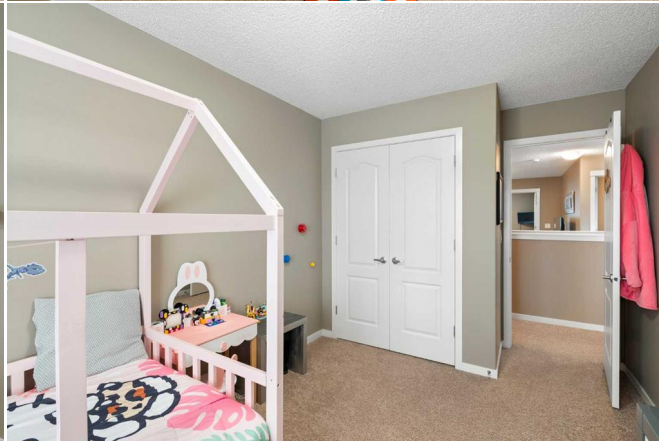
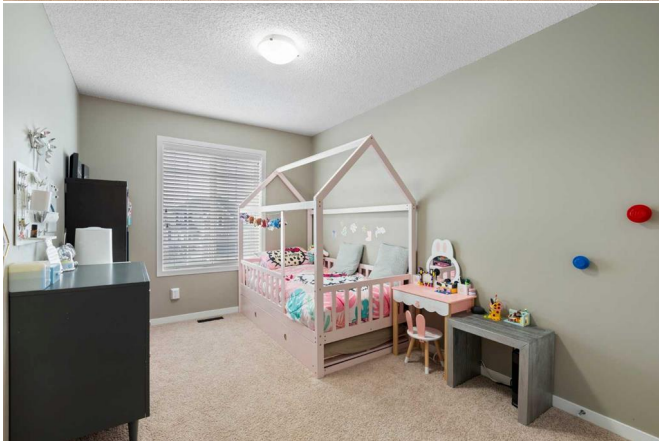
**Shed, TV wall mounts throughout, Mounted security cameras, Central vacuum system (no attachments), 2 beverage fridges.
Royal LePage Benchmark**

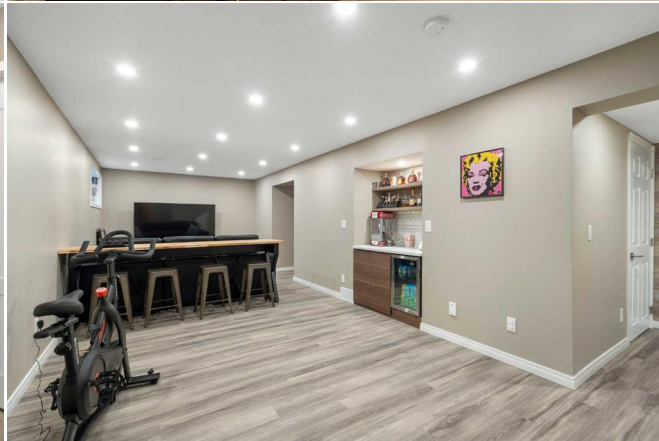
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

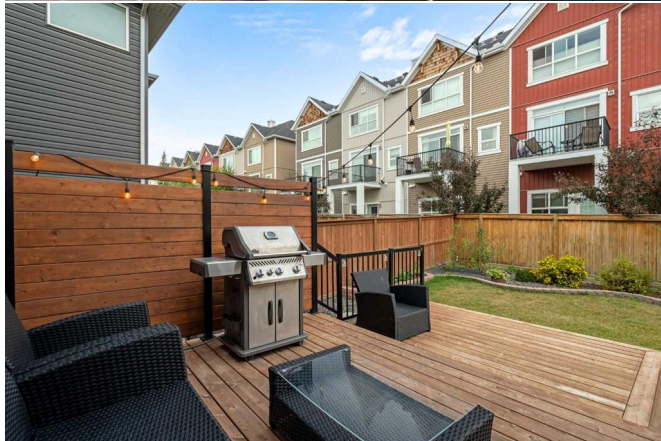












364 Nolan Hill Blvd NW, Calgary, AB

Main Building: Total Exterior Area: Approx. 2002 sq ft



Main Floor

Exterior Area: 1887 sq ft

2nd Floor

Exterior Area: 1113 sq ft

Basement (Below Grade)

Exterior Area: 602 sq ft

0 10 20

Notes: All areas are approximate and are subject to independent verification.

PREPARED: 2024/05/14

BIGUIDE