



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**495 NOLAN HILL Drive, Calgary T3P0B1**

MLS®#: **A2168380**

Area: **Nolan Hill**

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

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,230 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Double Garage Attached**

DOM

**35**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Hardwood, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`6" x 2`11"	5pc Ensuite bath	Upper	8`9" x 9`11"
Bedroom	Upper	10`11" x 9`11"	Bonus Room	Upper	17`11" x 11`11"
Kitchen	Main	13`7" x 10`6"	Bedroom	Upper	11`0" x 9`11"
4pc Bathroom	Upper	8`9" x 4`11"	Bedroom - Primary	Upper	12`7" x 12`3"
Den	Main	9`0" x 6`8"	Living Room	Main	16`11" x 12`4"
Dining Room	Main	10`6" x 0`11"			

