



THE
A-TEAM

**RE/MAX
FIRST**

86 NOLAN HILL Heights, Calgary T3R 0S5

MLS® #: **A2168981**

Area: **Nolan Hill**

Listing Date: **10/05/24**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Nov**

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: **1,719**
Low Sqft:
Ttl Sqft: **1,719**

DOM

47

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Environmental Reserve,Fruit Trees/Shrub(s),Low Maintenance Landscape,No Neighbours Behind,Landscaped,Views Double Garage Attached,Heated Garage

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`7" x 2`11"	Kitchen	Main	9`6" x 11`5"
Living Room	Main	10`9" x 15`8"	Dining Room	Main	13`11" x 8`2"
Balcony	Main	15`3" x 7`8"	Laundry	Upper	3`1" x 3`5"
Bedroom - Primary	Upper	11`9" x 15`11"	4pc Ensuite bath	Upper	8`11" x 4`11"
Walk-In Closet	Upper	8`11" x 4`9"	Bedroom	Upper	10`2" x 12`8"
3pc Ensuite bath	Upper	8`11" x 4`11"	Walk-In Closet	Upper	5`2" x 5`10"
Entrance	Lower	5`4" x 6`6"	Game Room	Lower	21`1" x 11`1"

Condo Fee:
\$410

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1411674**

Remarks

Pub Rmks: **Welcome to this luxurious and modern three-storey townhome, where style meets comfort in a prime CUL-DE-SAC location! This home features a FULLY FINISHED WALKOUT and a HEATED DOUBLE FRONT ATTACHED GARAGE, ensuring convenience year-round. Enjoy the outdoors with TWO west-facing decks that offer stunning, unobstructed views of a serene NATURE RESERVE, as well as the rare opportunity to enjoy both the sunrise and sunset from your home. Inside, the spacious and bright OPEN FLOOR PLAN is bathed in NATURAL LIGHT from large windows, highlighting the home's sophisticated upgrades. The main level boasts 9-foot ceilings, adding to the airy ambiance. The OPEN-CONCEPT KITCHEN is a chef's delight, with quartz countertops, a large island, extended cabinetry, and a built-in desk area—perfect for remote work or meal planning. High-end stainless steel appliances elevate the space, while the adjacent dining area and a cozy gas fireplace adds warmth and ambiance. A convenient half bath completes the main floor. Upstairs, retreat to the master suite, complete with a luxurious 4-PIECE ENSUITE and a spacious WALK-IN CLOSET. The second bedroom is equally generous and is served by a full 3-piece bathroom and another walk-in closet. For added convenience, the home features upstairs laundry with a BRAND NEW WASHER and DRYER. The walkout lower level is a versatile space, ideal as a family room, home office, or personal gym, with additional storage and direct access to the heated garage. Step outside to the covered patio to unwind and enjoy the peaceful surroundings. Plus, the home is equipped with AIR CONDITIONING, ensuring comfort during warmer months. Located in a peaceful CUL-DE-SAC, this property is just steps from a PLAYGROUND and scenic walking and cycling paths. With easy access to all amenities (Costco, Sobeys, Co-op, and Walmart) this home offers the perfect balance of luxury, nature, and convenience. Don't miss your chance to make this dream home yours—schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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







