



THE
A-TEAM

**RE/MAX
FIRST**

486 NOLAN HILL Boulevard, Calgary T3R0Y1

MLS®#: **A2180935**

Area: **Nolan Hill**

Listing Date: **11/25/24**

List Price: **\$455,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,422**
Low Sqft:
Ttl Sqft: **1,422**

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Heated Garage,Single Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Stone Counters**

Room Information

Room	Level	Dimensions
Bedroom	Third	10`9" x 10`4"
2pc Bathroom	Main	4`6" x 4`9"
4pc Ensuite bath	Third	7`10" x 5`9"
Dining Room	Main	12`0" x 6`4"
Flex Space	Lower	9`10" x 7`4"
Laundry	Upper	3`9" x 3`3"

Room	Level	Dimensions
Bedroom	Third	10`10" x 10`4"
4pc Ensuite bath	Third	5`9" x 8`0"
Living Room	Main	13`2" x 11`1"
Kitchen	Main	14`4" x 7`8"
Entrance	Lower	9`9" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$297

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610397**

Remarks

Pub Rmks: **Welcome to your new home in Nolan Hill! Built by the award-winning Jayman, this townhouse combines exceptional craftsmanship with modern convenience, all within the vibrant community of Nolan Hill. This quality unit features an energy-efficient design, delivering significant savings on utility costs. Last winter, the average utility bills were impressively low, at approximately \$200 per month, based on single-person occupancy. Upon entering, the lower level greets you with a versatile space, perfect for a home office or cozy lounge, featuring a bright south-facing window that fills the room with natural light. The main level boasts an open-concept design with 9'0" knockdown ceilings, creating a spacious and inviting atmosphere. The living and dining areas flow seamlessly, making it ideal for both entertaining and everyday living. The kitchen features quartz countertops, a natural stone-inspired tile backsplash, stainless steel appliances, and plenty of cabinetry for all your storage needs. Upstairs, you'll find two generously sized primary bedrooms, each with its own four-piece ensuite bathroom with porcelain tile flooring. Upper-level laundry adds convenience to your daily routine. This sweet home includes a heated single-car garage with additional driveway parking and ample storage space. As a resident of Carnaby Heights, you'll enjoy access to a private park and playground, with plenty of visitor parking for your guests. This home is ideally located with easy access to parks, walking trails, and nearby shopping centers like Gates of Nolan Hill and Sage Hill Crossing. Major roadways ensure quick and convenient commuting. Don't miss out on this stunning, move-in-ready home—schedule your showing today!**

Inclusions:
Property Listed By: **none**
First Place Realty

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







