



THE
A-TEAM

**RE/MAX
FIRST**

373 NOLAN HILL Boulevard, Calgary T3R 0P9

MLS®#: **A2181713**

Area: **Nolan Hill**

Listing Date: **12/01/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,448**

Low Sqft:

Ttl Sqft: **2,448**

Lot Information

Lot Sz Ar: **5,328 sqft**

Lot Shape:

DOM

20

Layout

Beds: **4 (3 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	10`4" x 4`11"
Kitchen	Main	10`8" x 14`4"
Office	Main	9`8" x 9`11"
5pc Ensuite bath	Upper	10`0" x 14`9"
Bedroom	Upper	11`6" x 9`11"
Laundry	Upper	5`3" x 8`3"

Room	Level	Dimensions
Dining Room	Main	11`10" x 8`10"
Living Room	Main	14`3" x 21`2"
3pc Bathroom	Upper	7`10" x 8`8"
Bedroom	Upper	11`6" x 14`3"
Bonus Room	Upper	18`3" x 12`7"
Bedroom - Primary	Upper	14`4" x 14`8"

Walk-In Closet
Bedroom
Game Room
Storage

Upper
Basement
Basement
Basement

6`3" x 9`11"
11`7" x 13`0"
20`5" x 15`4"
3`0" x 13`3"

4pc Bathroom
Den
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

6`2" x 7`10"
8`7" x 7`7"
5`4" x 4`6"
9`9" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313034

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 373 Nolan Hill Boulevard NW - a stunning home offering 4 bedrooms, 4 bathrooms, and an abundance of thoughtful upgrades in the highly desirable community of Nolan Hill. Built in 2015 by Trico Homes, this property boasts a fully finished basement (2018), and a recently added main floor office space (2022). The main floor features a bright, expanded dining area adjacent to the kitchen, which is outfitted with new stainless steel appliances (2024) and sleek quartz countertops. Relax in the living room, complete with a cozy gas fireplace, and new privacy blinds installed in 2024. The upper floor is designed for comfort and functionality, featuring a built-in office, a spacious bonus room, and Hunter Douglas blinds throughout. The luxurious primary suite includes a 5-piece ensuite with a jetted tub, dual sinks, and a walk-in closet. Two additional bedrooms, a full bathroom, and an upstairs laundry room complete the level. It is worth noting that this home has a TWO HIGH EFFICIENCY FURNACE set up (one for the main/basement, and the other for the bedroom level to optimize your utility costs) - complete with AIR CONDITIONING on the upper floor bedroom level for year round sleeping comfort! The fully finished basement offers even more living space with a media room equipped with built-in surround sound speakers, a fourth bedroom, and an additional full bathroom. Outside, the backyard backs onto a scenic pathway, providing privacy and a serene outdoor setting. The property is also conveniently located near a bus stop for easy commuting. Situated in Calgary's vibrant northwest, Nolan Hill provides a perfect blend of modern amenities and natural beauty. Enjoy scenic walking trails, parks, and playgrounds, all within a welcoming, family-friendly environment. With nearby shopping and dining, and all services at Sage Hill and Beacon Hill, plus easy access to major routes like Stoney Trail, this is a community that offers both convenience and charm—making it the ideal place to call home.**

Inclusions:
Property Listed By: **Real Broker**

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













