

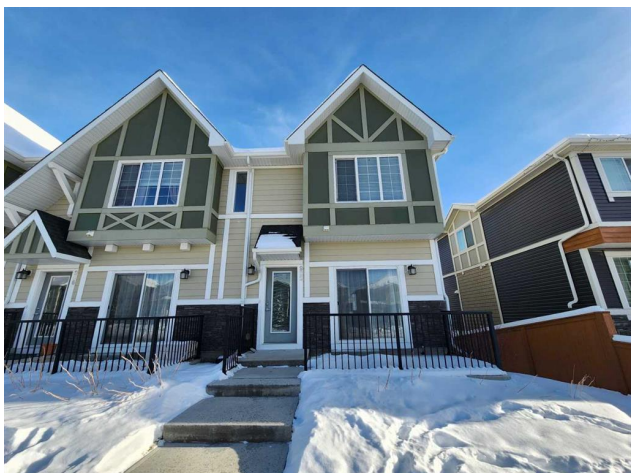


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**952 NOLAN HILL Boulevard, Calgary T3R 0Z7**

MLS® #: **A2181904**      Area: **Nolan Hill**      Listing Date: **12/03/24**      List Price: **\$554,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **1,150 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,504**  
 Low Sqft:  
 Ttl Sqft: **1,504**

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 6`11"	Walk-In Closet	Main	4`10" x 4`5"
Living Room	Main	10`10" x 21`8"	Dining Room	Main	10`10" x 11`5"
Kitchen	Main	9`4" x 16`7"	2pc Bathroom	Main	4`10" x 4`11"
3pc Ensuite bath	Upper	8`2" x 4`11"	4pc Bathroom	Upper	8`4" x 4`11"
Bedroom	Upper	11`2" x 9`5"	Bedroom	Upper	8`8" x 13`5"

Laundry  
Walk-In Closet

Upper  
Upper

3`9" x 3`9"  
3`9" x 10`3"

Bedroom - Primary  
Family Room  
Legal/Tax/Financial

Upper  
Basement

12`0" x 12`3"  
15`10" x 7`2"

Condo Fee:  
**\$291**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1611365**

Remarks

Pub Rmks: **Corner end unit and very well kept, good starter home or investment property, welcome to this spacious townhouse in prestige Nolan Hill. It features double attached garage and street parking, Quartz counter tops in the kitchen and bathrooms, 9 feet ceiling and laminated flooring on the main floor, upgraded full height cabinetry with soft closed drawers, stainless steel appliances, 2" faux wood window covering, front concrete patio with railings, triple pane windows, HRV system, and fibre cement siding. The lower level with a den, main floor with lots of windows, large and bright living room, spacious kitchen and eating area, Upper floor with 3 bedrooms, large master bedroom full ensuite, good size kids bedrooms, and upper floor laundry. It closes to the pond, playground, shopping, and easy access to major roads. \*\* 952 Nolan Hill Blvd NW \*\***

Inclusions:  
Property Listed By: **N/A  
Century 21 Bravo Realty**

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



