



THE
A-TEAM

**RE/MAX
FIRST**

833 NOLAN HILL Boulevard, Calgary T3R 0V9

MLS®#: **A2185548**

Area: **Nolan Hill**

Listing Date: **01/05/25**

List Price: **\$580,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,249 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

17
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`2" x 10`5"
Family Room	Basement	18`2" x 10`7"
Kitchen	Main	11`5" x 10`4"
Bedroom	Upper	11`4" x 9`2"
Bedroom	Basement	10`8" x 10`5"
3pc Ensuite bath	Upper	8`9" x 4`11"
4pc Bathroom	Basement	7`11" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`10" x 11`8"
Den	Basement	10`8" x 5`1"
Bedroom - Primary	Upper	13`5" x 12`2"
Bedroom	Upper	14`11" x 9`2"
2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Upper	9`1" x 4`11"
Laundry	Upper	3`8" x 3`4"

Furnace/Utility Room

Basement

7`4" x 5`11"

Walk-In Closet
Legal/Tax/Financial

Upper

5`8" x 4`11"

Title:
Fee Simple
Legal Desc:

1413420

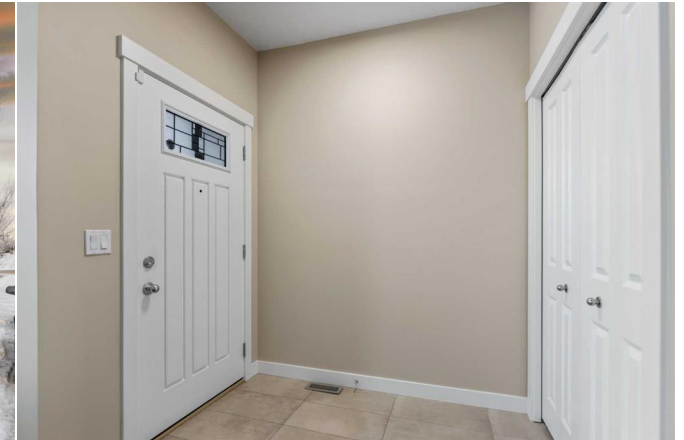
Zoning:
M-1

Remarks

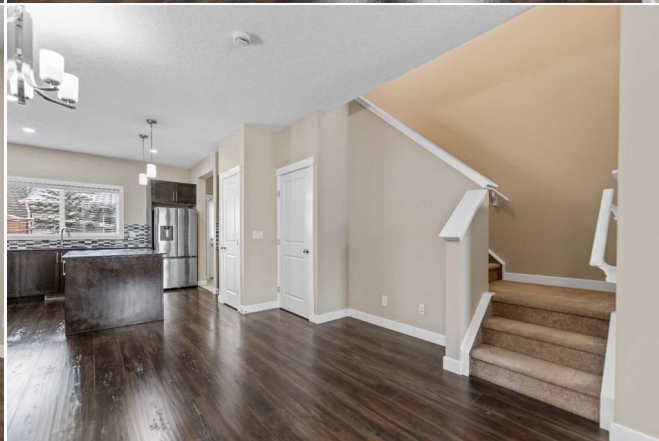
Pub Rmks: **Welcome to this immaculate NO CONDO FEE townhome in the Prime neighbourhood of Nolan Hill !! This is an exceptionally well-kept and spotless home. The thoughtfully designed open floor plan maximizes natural light, with large windows on the front of the main floor that invite the morning sun. The Living Room is generously sized, seamlessly flowing into the Dining Area, which can easily accommodate a full-sized table—perfect for hosting family dinners. Adjacent is the Bright and Spacious Kitchen, featuring a stunning granite island and a stainless steel appliance package, making meal prep a delight. Enjoy the best of both worlds with an east-facing front for morning light and a sunny west-facing backyard that’s ideal for evening relaxation. Step outside to the patio, perfect for summer BBQs and soaking up the sun. The Double Detached Garage provides secure parking and storage, sparing you from braving the snow, with ample street parking also available out front. Upstairs, the Primary Bedroom boasts a large walk-in closet and a private 3-piece ensuite. Down the hall, you'll find another 4-piece bathroom and two generously sized bedrooms, perfect for family or guests. The fully developed basement is a bonus, featuring a professionally completed 4-piece bathroom, a bedroom, an office space and a rec room. This home is ideal for first-time buyers or those looking to downsize. The location is unbeatable, with easy access to bus stops, shopping centers, and schools—just a short drive away. Plus, with no condo fees, this property offers exceptional value. Don’t miss out on this rare find! Book your viewing today and discover the perfect place to call home.**

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

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











NEARBY SERVICES

TRANSIT

Nearest bus stop:
SB Nolan Hill Blvd @ Nolancrest Gr NW
 0.3 km • 1 min

Nearest LRT station:
Crowfoot LRT Station
 12.5 km • 13 mins

CITY CENTRE

Nearest metropolis:
 Calgary
 24.4 km • 38 mins

SCHOOLS

Public Separate Private

Nearest elementary school:
Citadel Park School
 808 Citadel Drive NW Calgary
 5.4 km • 9 mins

Nearest junior high school:
Valley Creek School
 1981 Hidden Valley Drive NW Calgary
 6.7 km • 10 mins

Nearest high school:
Robert Thirsk School
 6777 House Hill Drive NW Calgary
 8.3 km • 12 mins

HOSPITAL

Nearest hospital:
NW Health Campus
 85 Hohenberg Ct NW Unit 210, Calgary
 1.9 km • 3 mins

POLICE

Nearest police station:
Calgary Police Service District 7 - Country Hills
 1995 Country Village Link NE, Calgary
 12.8 km • 14 mins

FIRE STATION

Nearest fire station:
Symons Valley Fire Station No. 40
 2920 Symons Valley rd NW, Calgary
 4.2 km • 8 mins

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NEARBY AMENITIES

GROCERY STORES

Nearest grocery stores:
Italian Street Market | Italian Store Calgary
 4.9
 752 Nolan Hill Blvd NW #180, Calgary
 5.4 km • 8 mins

One Roof Groceries & Convenience store
 4.7
 782 Nolan Hill Blvd NW #120, Calgary
 5.4 km • 1 min

Calgary Co-op Sage Hill Food Centre ★
 4.1
 81 Sage Vly Cmn NW, Calgary
 1.5 km • 4 mins

RESTAURANTS

Nearest restaurants:
IMPASTA MALJA POT (Catering and Food orders) ★ 5
 228 Nolan Hill Dr NW, Calgary
 5.3 km • 8 mins

Go Grill - Sage Hill ★ 4.7
 340 Sage Vly Cmn NW #112, Calgary
 1.6 km • 3 mins

Dragon Boat Authentic Vietnamese & Street Food Restaurant ★ 4.1
 88, 340 sage valley common, nw, Calgary
 1.6 km • 3 mins

CAFES

Nearest cafes:
Firm Hortons ★ 2.4
 25 Sage Hill Gate NW, Calgary
 3.1 km • 8 mins

RAM Cafe ★ 4.7
 12 Royal Vista Way NW, Calgary
 5.9 km • 10 mins

Cafe Miam ★ 5
 8650 112 Ave NW #612, Calgary
 7.0 km • 8 mins

PARKS

Nearest parks:
Park ★ 0
 Marmot Way NW, Calgary
 1.4 km • 3 mins

Nolan Park ★ 4
 355 Nolancrest Heights NW #703, Calgary
 1.0 km • 2 mins

Liam Field Park ★ 5
 Calgary
 1.7 km • 3 mins