



THE
A-TEAM

**RE/MAX
FIRST**

428 NOLAN HILL Drive #901, Calgary T3R 0V4

MLS®#: **A2191783**

Area: **Nolan Hill**

Listing Date: **02/03/25**

List Price: **\$458,888**

Status: **Active**

County: **Calgary**

Change: **-\$1k, 17-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,198**
Low Sqft:
Ttl Sqft: **1,198**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat:

Landscaped

Garage Door Opener,Garage Faces Front,Insulated,Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`2"
Dining Room	Main	10`5" x 7`4"
Bedroom - Primary	Third	12`0" x 10`1"
4pc Ensuite bath	Third	8`3" x 4`10"
Foyer	Lower	14`2" x 3`10"

Room	Level	Dimensions
Kitchen	Main	13`1" x 12`4"
2pc Bathroom	Main	4`11" x 4`5"
Bedroom	Third	10`4" x 10`1"
4pc Ensuite bath	Third	8`4" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512525**

Remarks

Pub Rmks: **This beautiful and well cared for end unit townhome with 2 master suites, 2.5 baths, a sizeable single attached garage and Central Air Conditioning can be your new home in the popular NW community of Nolan Hill, close to shopping and parks. There is an abundance of natural light brightening up your gorgeous home with two south facing balconies and plenty of windows . The functional kitchen has ss appliances, sparkling quartz countertops and a good sized island. Lots of cabinet space and a corner pantry offer tons of storage. Your generous dining area with a large deck can easily accommodate a family gathering or an evening with friends. The sunny living room, a powder room and laundry complete this floor. The top floor features two spacious bedrooms with 4pc ensuite bathrooms. Central A/C, central vac system, ceiling fans and an attached garage with an EPOXY floor and great wall hanging system all add to the value of this lovely home in a quiet complex close to all amenities. This opportunity won't last long, so do not hesitate and call your favourite realtor for a showing.**

Inclusions:
Property Listed By: **TV wall brackets, garage wall organizers, smart thermostat and doorbell camera**
eXp Realty

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







