

**127 Nolan Hill Boulevard NW**  
**Calgary, Alberta**

**MLS # A2228684**



**\$499,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Owned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Partial
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 382

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** N/A

Featuring 1,480 sqft of developed living space, this beautiful townhome offers 3 great sized bedrooms, 2.5 bathrooms and large den/office on main floor. 9' ceilings on the main floor, you'll enjoy lounging in the inviting living room, entertaining guests in the large dining area. gourmet kitchen is complete with upgraded stainless steel appliances, custom espresso shaker cabinetry & luxurious quartz countertops. The upper level offers a large master bedroom with 3-piece ensuite bathroom & bright windows, 2 additional bedrooms, full main bathroom & ensuite laundry. Retreat to the lower level in the additional family room space. Oversized double attached garage is insulated, dry walled, mudded and heated. Main level has built-in desk/workstation with Ethernet hook ups. You'll love the convenience of a great location that's close to shopping(Sobeys, Walmart, T&T Supermarket), restaurant, banks parks, public transit & many more amenities.