

# \$499,000 - 992 Nolan Hill Boulevard Nw, Calgary

MLS® #A2198571

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,420 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

**\*\*Price reduced by \$20,000. Great deal!!\*\***

Beautiful End-Unit Townhome in a Prime Location!

Welcome to this stunning end-unit townhome with a total of 1,611 sqft liveable area offering modern finishes, a double attached garage, and an unbeatable location close to shopping, dining, and amenities!

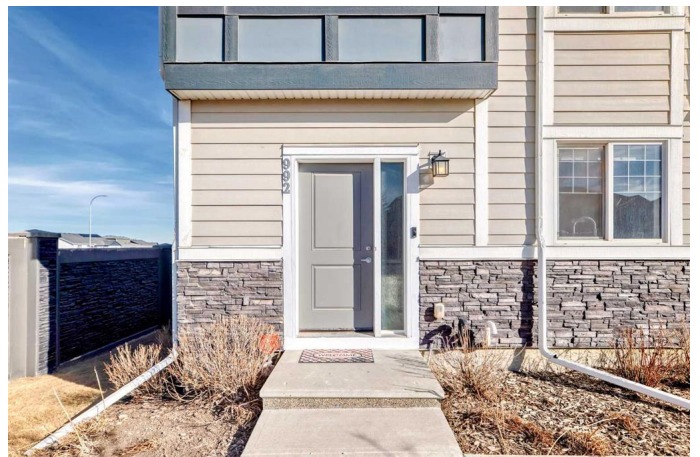
Step inside to find an open-concept main floor featuring quartz countertops, sleek stainless steel Whirlpool appliances, and ample cabinet space in the stylish kitchen. The bright living and dining areas provide plenty of space for entertaining, with large windows allowing for abundant natural light.

Upstairs, youâ€™ll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a private 4 piece ensuite featuring dual sinks, large shower, and plenty of counter and cabinet space for added convenience. Two additional bedrooms, a full 4 piece bathroom, and convenient upstairs laundry complete the level.

Downstairs, a versatile den offers the perfect space for a home office, workout area, or hobby room, adding even more functionality to this already impressive home.

The finished garage is a standout feature, boasting an epoxy-coated floor for a polished, durable touch. With the double attached garage and storage nook, parking and storage are never an issue.

The exterior is finished with durable fibre cement siding, providing excellent hail



resistance and long-lasting curb appeal. Located in the highly sought-after community of Nolan Hill, this home offers easy access to shopping centers, restaurants, parks, and major roadways such as Shaganappi Trail, Sarcee Trail, and Stoney Trail. Don't miss this incredible opportunity—schedule your showing today! Please also click the Virtual Tour for detail viewing.

Built in 2016

### Essential Information

MLS® #	A2198571
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	992 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z7

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, On Street

# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Partial

### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Corner Lot, Few Trees, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 29

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Century 21 Bravo Realty

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