

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

MLS # A2227530



\$450,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,344 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Track Lighting		

Inclusions: n/a

**** OPEN HOUSE SATURDAY JUNE 7TH 3PM-5PM **** What an amazing opportunity to own a 1300 sqft END UNIT townhouse with dual primary bedrooms and fully loaded with upgrades + air conditioning! Welcome to 438 Nolan Hill Boulevard! As you enter this spacious property, you are greeted by a open flex space/den which could be used as an office or a secondary living room. Up the stairs to the main floor, there are 9 foot ceilings and a bright open floor plan which includes the living room opening up to the balcony, center dining area, and a fully loaded kitchen with tons of counter space, stainless steel appliances, quarts countertops, and full height cabinets. This floor also includes a convenient powder room around the corner from the kitchen. Upstairs, you get 2 LARGE primary bedrooms each with its own private ensuite with quarts counters. Don't forget the parking as this place comes with a oversized single car garage, a single car driveway, and the tons of street parking in front. Call your agent to book a showing before this sells!