

**545 Nolan Hill Boulevard NW  
Calgary, Alberta****MLS # A2233027****\$855,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to 545 Nolan Hill Blvd NW. Step into this beautifully appointed former Avi Showhome with Designer Finishes, where elegance meets functionality in one of Nolan Hill's most desirable locations. As you enter the front door, you're greeted by a private main-floor office—an ideal workspace for the modern work-from-home professional. The main level boasts a thoughtfully designed open-concept layout, seamlessly connecting a spacious dining area, a chef-inspired executive kitchen, and a stunning living room with soaring open-to-below ceilings. Sunlight floods the space through large west-facing windows, framing unobstructed views of the big Alberta skies—perfect for enjoying golden sunsets and long summer evenings. Upstairs, the luxurious primary retreat features a spa-like 5-piece ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a large front-facing bonus room provide ample space for family and guests, while overlooking tranquil green space for added privacy and serenity. The fully developed basement is built for entertaining and relaxation, complete with a wet bar, spacious recreation area, full bathroom, and a fourth bedroom, making it ideal for guests or extended family. Recent upgrades in the home will be a new roof(06/2025), Dishwasher and Stove(06/2025). Home has a irrigation system, air conditioner, and a built in speaker system. Enjoy effortless access to major retailers like Costco, T&T Supermarket, H-Mart, Canadian Tire, and more. A brand-new K&ndash;9 Catholic school is under construction just a short walk away, adding exceptional value and convenience for families. Quick Commutes Bordered by Sarcee Trail, Shaganappi Trail, and near Stoney Trail, you’re perfectly positioned for fast access to downtown Calgary, YYC Airport, and beyond. Don’t miss your chance to

own this move-in-ready gem that blends designer detail with everyday comfort in a vibrant, growing community. Schedule your private showing today!