

717 Nolan Hill Boulevard NW  
Calgary, Alberta

MLS # A2255736



\$599,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-1 d111

**Utilities:** -

**Inclusions:** NONE

LOCATION! LOCATION! LOCATION! Sought-after NO CONDO FEE townhome with over 2,080 sq. ft. of fully upgraded living space! Featuring a new roof, new siding, and massive upgrades throughout, this 4-bedroom, 3.5-bath home is truly move-in ready. Step inside to soaring 9-ft ceilings, warm neutral tones, and an open-concept main floor with stone countertops, stylish island, and plenty of space for cooking and dining. Upstairs, the primary suite offers a walk-in closet and elegant ensuite. The professionally developed basement is a showstopper—luxury tile work, feature fireplace, extra bedroom, and a spa-inspired bathroom with a must-see shower. Enjoy a landscaped backyard with deck, plus a double garage. Pride of ownership shines through every corner of this home. Don't miss this rare opportunity—book your showing today!