

61 Nolan Hill Boulevard NW Calgary, Alberta

MLS # A2260907



\$449,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: TV Wall Mount

This bright Nolan Hill townhome offers thoughtfully designed living across two levels with approximately 1,302 sq ft RMS of finished living space. The main level features a functional kitchen that flows into the dining and living areas, plus a dedicated main-floor office and balcony — perfect for working from home or enjoying a coffee break. The upper level hosts a spacious primary bedroom with walk-in closet and ensuite, an additional ample sized secondary bedroom equipped with its own walk-in-closet ensuite, and convenient upper-level laundry. The lower level provides a versatile flex space for hobbies, a home gym or storage, and an attached garage (approx. 20'0" x 19'2") completes the package. With a prime Nolan Hill location directly across from shopping, groceries, and dining, this townhome blends comfort and everyday convenience. Don’t miss this rare combination of layout, lifestyle, and location. Schedule your viewing today!