# \$449,900 - 61 Nolan Hill Boulevard Nw, Calgary

MLS® #A2260907

#### \$449,900

2 Bedroom, 3.00 Bathroom, 1,302 sqft Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

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 â€" 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!

Built in 2013

### **Essential Information**

MLS® # A2260907 Price \$449,900

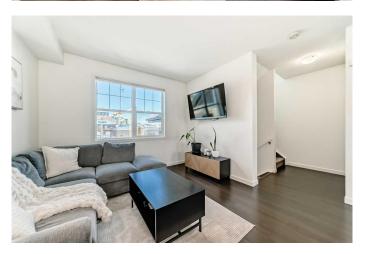
Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1







Square Footage 1,302
Acres 0.00
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

### **Community Information**

Address 61 Nolan Hill Boulevard Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0S5

## **Amenities**

Amenities Playground, Snow Removal, Visitor Parking, Trash

Parking Spaces 2

Parking Alley Access, Double Garage Attached, Garage Door Opener, Garage

Faces Rear, Side By Side

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open

Floorplan, Stone Counters, Walk-In Closet(s), Bidet

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony

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

**Street Lighting** 

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 30th, 2025

Days on Market 4

Zoning R-2M

HOA Fees 79

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.