

# \$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 – 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.