

# \$869,000 - 283 Nolan Hill Boulevard Nw, Calgary

MLS® #A2190172

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to luxury living in Nolan Hill! This stunning 4 bed/3.5 bath upgraded home is a true masterpiece, offering a rare blend of elegance, comfort, and nature's serenity. The main floor features hardwood flooring, high ceilings, and abundant natural light, creating a welcoming ambiance. The gourmet kitchen is a chef's delight with extended quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining. Upstairs, the primary suite is a luxurious retreat with a spa-like ensuite bathroom. The fully finished basement adds extra living space, including a fourth bedroom and a full bathroom. Outside, the backyard oasis with a deck and patio is an entertainer's dream. With 2 AC's, 2 furnaces, water softener, water filter system and many more features, this home is a rare find in Nolan Hill! This beautiful home is backing to walking trails. This home is close to essential amenities like Costco, Walmart, parks, etc. Also the bus stop is situated right front of next door. Book your private showing today and make this piece of paradise yours! \*\*\*\*\* Attn: Whole house has brand new siding and roofing. Also the house was freshly painted last year and brand new carpet upstairs\*\*\*\*

Built in 2013

## Essential Information

MLS® #

A2190172



Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,466
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	283 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0P6

### Amenities

Amenities	Playground, Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	90
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.