

**456 Nolan Hill Boulevard NW
Calgary, Alberta**

MLS # A2200484



\$449,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,338 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 313

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Welcome to this exceptional Jayman-built townhouse, perfectly situated in the highly sought-after community of Nolan Hill. This west-facing end unit is flooded with natural light, thanks to an extra wall of windows, creating a bright and inviting atmosphere. Step inside to find a professionally finished lower level, ideal for a family room, home office, or flex space. The main floor features a spacious open-concept layout, complete with a beautifully designed kitchen, a generous dining area, and a cozy living space. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, upgraded hood fan, quartz countertops, tiled backsplash, under-cabinet lighting, and a pantry for added convenience. A stylish 2-piece powder room completes the main floor. Upstairs, you'll find a dual primary bedroom layout, each with its own ensuite, along with a conveniently located washer and dryer. This home offers the perfect blend of style, functionality, and location. Don't miss your chance to own this stunning property—schedule your showing today!