

# \$549,900 - 124 Nolan Hill Heights Nw, Calgary

MLS® #A2206987

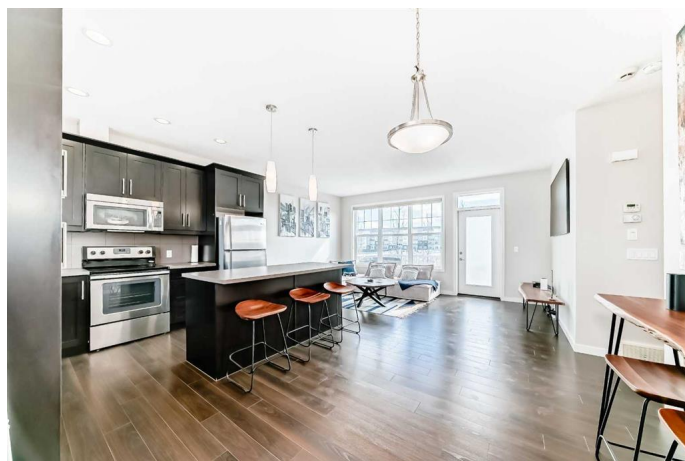
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Your beautiful home awaits with this move-in ready modern three-storey, 3 BEDROOM, 2 1/2 baths townhome, where style meets comfort in the welcoming community of Nolan Hill. This immaculate property has been lovingly maintained and you can see it in its care. Inside, the spacious and bright OPEN FLOOR PLAN is bathed in natural light from large windows with amazing views. The main level boasts 9-foot ceilings, laminate plank style flooring and the open-concept kitchen is a chef's delight, a large island, chic modern cabinets, high-end stainless steel appliances elevate the space, while the adjacent living room adds warmth and ambiance. A convenient half bath completes the main floor. Upstairs, retreat to the master suite, complete with a 3 piece ensuite and a spacious WALK-IN CLOSET. The second bedroom is equally generous with a large closet and the third bedroom offers great views. These bedrooms are served by a full 4-piece bathroom. For added convenience, the home features upstairs laundry with washer and dryer. The walkout lower level is a versatile space that can be used as a family room, home office, or personal gym, with additional storage and direct access to the FINISHED heated garage, great for a workshop as well! Step outside to the covered patio to unwind and enjoy the peaceful surroundings. Plus, the home is equipped with AIR CONDITIONING, ensuring comfort during warmer months. Maintenance free year round with snow



removal and yard work taken care of! This property is just steps from a playground and scenic walking and cycling paths. With easy access to all amenities (Costco, Sobeys, Co-op, and Walmart) this home offers the perfect balance of luxury, nature, and convenience. This pet-friendly townhome (subject to approval) allows up to two dogs, two cats, or one of each. Don't miss your chance to make this dream home yoursâ€”schedule your private viewing today!

Built in 2013

**Essential Information**

MLS® #	A2206987
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	124 Nolan Hill Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0S5

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	April 4th, 2025
Days on Market	27
Zoning	R-2M
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Greater Calgary Real Estate
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