

# \$699,900 - 593 Nolan Hill Boulevard Nw, Calgary

MLS® #A2256146

## \$699,900

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 593 Nolan Hill Blvd NW - a modern 2-storey home built by Shane Homes, ideally located across from the park, green space, and Nolan Hill School.

Enjoy an open concept main floor with a gourmet kitchen featuring granite counters, stainless appliances, and a massive pantry. The dining area easily fits guests and flows into the cozy family room with a gas fireplace, perfect for relaxing evenings.

Upstairs, the spacious master suite offers a 4-piece ensuite and large walk-in closet. Two more bedrooms, a main bath, and a bright bonus room overlooking the park provide space for the whole family.

With a sunny, west-facing backyard and family-friendly location, this move-in ready home has everything you need!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256146  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,032     |
| Acres          | 0.08      |
| Year Built     | 2014      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 593 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0V6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Decorative, Gas, Living Room, Mantle, Marble                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full                                                                                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Private Yard                        |
| Lot Description   | Back Yard, Lawn, Street Lighting             |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 46                   |
| Zoning         | R-G                  |
| HOA Fees       | 107                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.