

# \$599,900 - 717 Nolan Hill Boulevard Nw, Calgary

MLS® #A2255736

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,398 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

**LOCATION! LOCATION! LOCATION!**

Sought-after NO CONDO FEE townhome with over 2,080 sq. ft. of fully upgraded living space! Featuring a new roof, new siding, and massive upgrades throughout, this 4-bedroom, 3.5-bath home is truly move-in ready.

Step inside to soaring 9-ft ceilings, warm neutral tones, and an open-concept main floor with stone countertops, stylish island, and plenty of space for cooking and dining. Upstairs, the primary suite offers a walk-in closet and elegant ensuite.

The professionally developed basement is a showstopper—luxury tile work, feature fireplace, extra bedroom, and a spa-inspired bathroom with a must-see shower.

Enjoy a landscaped backyard with deck, plus a double garage. Pride of ownership shines through every corner of this home.

Don't miss this rare opportunity—book your showing today!

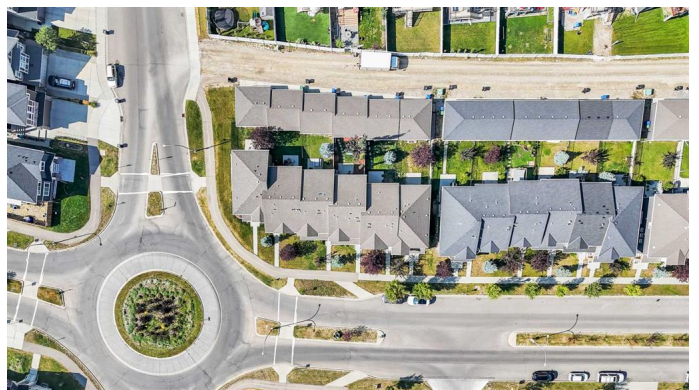
Built in 2015

## Essential Information

MLS® # A2255736

Price \$599,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,398         |
| Acres          | 0.05          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 717 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0V9                     |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other                                      |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer                  |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Back Lane, Back Yard, Level        |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| Zoning         | M-1 d111            |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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