

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

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Central Vacuum, No Animal Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Central Air Conditioner, Electric Range, Garburator, 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          Vinyl Siding, Wood Frame, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 30th, 2025  
Days on Market        92  
Zoning                    R-G  
HOA Fees                105  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Century 21 Bravo Realty

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