

# \$549,900 - 78 Nolan Hill Heights Nw, Calgary

MLS® #A2211877

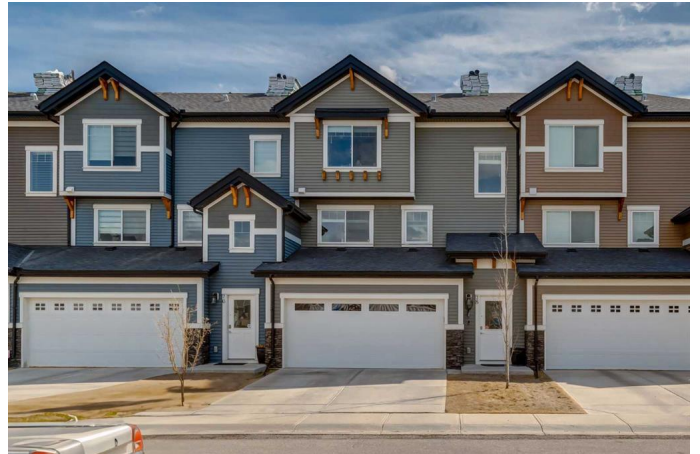
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Fabulous location, backing SOUTH onto the nature reserve with lovely ravine VIEWS, this move-in ready, immaculate townhouse at Trinity in Nolan Hill offers a double attached HEATED garage, AIR CONDITIONING, 1706 SF, THREE bedrooms & 2 ½ baths. Designed for modern living, comfort and convenience, you'll love all this home offers. The welcoming front entry leads to the spacious and versatile main floor flex room (family room, office/study, play room, work out space) with sunny south exposure windows and walk out level access to patio and rear green space. Second level showcases 9'™ ceilings & an open, entertaining concept living area with wide-plank laminate floors, gourmet kitchen with stainless steel appliances, ample cabinets, quartz counters, centre island ideal for family meals and gatherings, roomy dining area, airy & bright living room with large windows, gas wall mounted fireplace "so cozy, patio door leading to sun-washed south exposure balcony with gas bbq line, 2 pc bath & extra closets. With three generously sized bedrooms upstairs, including a primary suite with a 3 pc ensuite and walk-in closet, there's plenty of room for everyone to have their own space. 4 piece main bath and laundry upstairs completes the top level. Additional features include noise cancelling outer walls and the townhouse is located at the end of the complex's alcove, with only 3 other adjoining units "a very private spot! This is a non-smoking, no pet home. The



complex is pet friendly, too (board approval and size restrictions)! A new K-4 school has recently been announced for Nolan Hill. The location is superb - walking distance to the Gates of Nolan Hill shopping plaza, minutes from the amenities at Sage Hill Crossing & Beacon Hill Shopping Centre, area schools close by, quick & easy access to Shaganappi, Sarcee & Stoney Trails, miles of pathways & park space at your doorstep – your maintenance-free lifestyle awaits, don't miss out, call to view today!

Built in 2013

### Essential Information

MLS® #	A2211877
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	78 Nolan Hill Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S5

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R-2M
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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