

\$549,900 - 717 Nolan Hill Boulevard Nw, Calgary

MLS® #A2255736

\$549,900

4 Bedroom, 4.00 Bathroom, 1,398 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

Another PRICE REDUCTION FOR A QUICK SALE! 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.

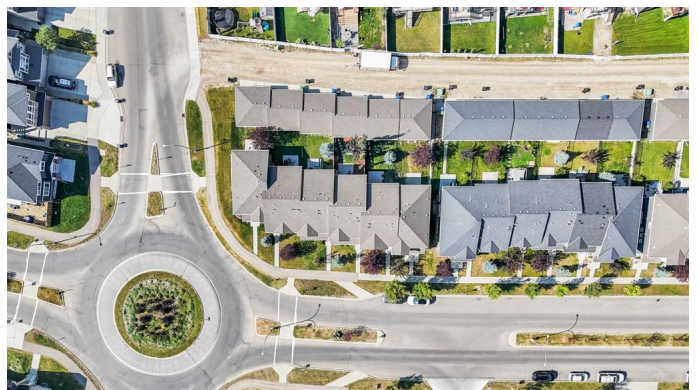
Don't miss this rare opportunity—book your showing today!

Built in 2015

Essential Information

MLS® # A2255736

Price \$549,900



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	60
Zoning	M-1 d111
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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