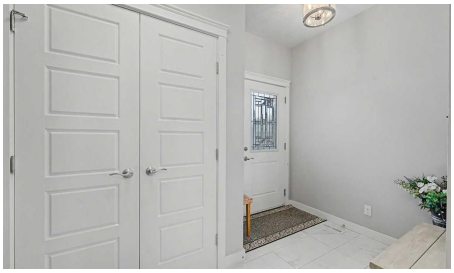
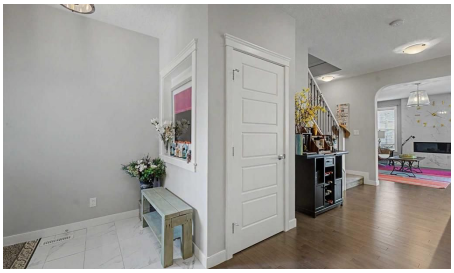
# 605 Nolan Hill Boulevard NW

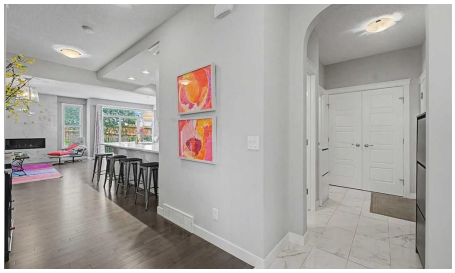
Calgary | Active | MLS® A2345920

**$709,990**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2015** | **2,010.82 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to this exceptional FORMER SHOW SUITE in the sought-after community of Nolan Hill! Proudly offered by the ORIGINAL OWNERS, this beautifully maintained 3-bedroom, 2.5-bathroom home combines quality craftsmanship, premium builder upgrades, and an unbeatable location. Step inside to a bright, open-concept layout featuring hardwood flooring, quartz countertops throughout, built-in kitchen appliances, and an elegant kitchen designed for both everyday living and entertaining. Upstairs, the impressive vaulted ceiling bonus room is enhanced by a skylight, filling the space with an abundance of natural light and creating the perfect setting for family movie nights, a home office, or a children's play area. CENTRAL AIR CONDITIONING ensures year-round comfort. Adding even more value and peace of mind, the home features a FULL ROOF REPLACEMENT, along with NEW EAVESTROUGHS AND DOWNSPOUTS (2025), providing a significant exterior upgrade for years to come. The home also features an attached double garage and an unfinished basement, offering endless possibilities to create additional living space, a home gym, or extra bedrooms to suit your family's needs. Perfectly positioned directly across from a beautiful park and playground, you'll enjoy peaceful views and easy access to green space right outside your front door. A bus stop is just steps away, making commuting convenient, while the FUTURE K-9 SCHOOL, anticipated within the next three years, adds tremendous value for growing families looking to put down roots in this thriving community. Located close to shopping (Costco, T&T etc) restaurants, playgrounds, walking paths, and major roadways, this home offers the perfect balance of comfort, convenience, and lifestyle.
Don't miss this rare opportunity to own one of Nolan Hill's most desirable homes-showcasing premium builder upgrades, a rare skylit vaulted bonus room, recent major exterior improvements, an outstanding location, and pride of ownership throughout.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345920 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2015 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,010.82 sq. ft. |
| **Main Level Finished Area:** | 898.97 sq. ft. |
| **Upper Level Finished Area:** | 1,111.86 sq. ft. |
| **Below Grade Finished Area:** | 832.27 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,422 sq. ft. |
| **Lot Frontage:** | 28'8" |
| **Front Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2015 (Age: 11) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1413244 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

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|---|---|
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Upper Level |
| **HOA Fee:** | $105.00 |
| **City Quadrant:** | Northwest |
| **Community:** | Nolan Hill |
| **Amenities:** | None |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Air Conditioning Unit |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 13'6" × 10'6" · |
| **Main Floor** | Kitchen · 19' × 10'6" · |
| **Main Floor** | Living Room · 15'7" × 12'5" · |
| **Main Floor** | Mud Room · Measurements not available · |

| | |
|---|---|
| **Main Floor** | Pantry · Measurements not available · |
| **2nd Floor** | Bedroom · 12'10" × 10'6" · |
| **2nd Floor** | Bedroom · 12'1" × 10' · |
| **2nd Floor** | Family Room · 19'3" × 14'7" · |
| **2nd Floor** | Laundry · 6'5" × 5'4" · |
| **2nd Floor** | Bedroom - Primary · 13'11" × 13'5" · |
| **2nd Floor** | Walk-In Closet · 9'3" × 7'4" · |
| **Basement** | Storage · 37' × 12'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s) |
| **Exterior Features:** | Barbecue, Lighting |
| **Patio And Porch Features:** | Rear Porch |
| **Lot Features:** | Back Yard, Interior Lot, Landscaped, Underground Sprinklers, Zero Lot Line |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/605-nolan-hill-boulevard-nw-calgary-a2345920/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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