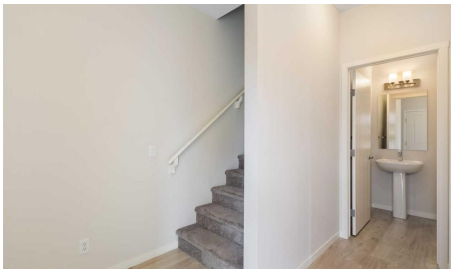
980 Nolan Hill Boulevard NW

Calgary | Active | MLS® A2351821

$430,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,374.2 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

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A closer look

Discover exceptional living in the sought-after NW community of Nolan Hill! Offering over 1,600 sq. ft. of developed living space, this beautiful 2-storey townhome features 3 spacious bedrooms, 2.5 bathrooms, a fully finished basement, and a double attached garage. Step inside to a bright, inviting interior showcasing stylish laminate flooring and a thoughtfully designed open-concept layout. The contemporary kitchen boasts crisp white cabinetry, quartz countertops, stainless steel appliances, and a large island, seamlessly connecting to the dining area and comfortable living room, perfect for everyday living and entertaining. Sliding doors lead to a private balcony, an ideal spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a 4-piece ensuite. Convenient upper-level laundry adds to the home's functional design. The fully finished basement provides a versatile recreation room, offering additional space for gatherings, a home gym, or a media room. Ideally located close to schools, parks, playgrounds, restaurants, shopping, and public transit, this home also offers easy access to Sarcee Trail and Stoney Trail for convenient commuting throughout the city. Whether you're a growing family, first-time buyer, or looking for a home that combines comfort, style, and convenience, this Nolan Hill gem is a fantastic opportunity. Don't miss your chance to make it yours, book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351821
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,374.2 sq. ft.
Main Level Finished Area:	653.38 sq. ft.
Upper Level Finished Area:	720.82 sq. ft.
Below Grade Finished Area:	245.02 sq. ft.
Condo Fee:	$318.56
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	914 sq. ft.
Lot Frontage:	21'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
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:	1
Plan:	1611365
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Elements of Nolan Hill
Community:	Nolan Hill
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 19'1" × 10'6" ·
Main Floor	Kitchen · 14' × 10'6" ·
Main Floor	Dining Room · 10'3" × 9'7" ·

Upper Level	Bedroom - Primary · 11'10" × 11'7" ·
Upper Level	Bedroom · 10'4" × 9'5" ·
Upper Level	Bedroom · 10'4" × 7'8" ·
Basement	Game Room · 11'6" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/980-nolan-hill-boulevard-nw-calgary-a2351821/

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