

# \$449,900 - 456 Nolan Hill Boulevard Nw, Calgary

MLS® #A2200484

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,338 sqft  
Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to this exceptional Jayman-built townhouse, perfectly situated in the highly sought-after community of Nolan Hill. This west-facing end unit is flooded with natural light, thanks to an extra wall of windows, creating a bright and inviting atmosphere.

Step inside to find a professionally finished lower level, ideal for a family room, home office, or flex space. The main floor features a spacious open-concept layout, complete with a beautifully designed kitchen, a generous dining area, and a cozy living space. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, upgraded hood fan, quartz countertops, tiled backsplash, under-cabinet lighting, and a pantry for added convenience. A stylish 2-piece powder room completes the main floor.

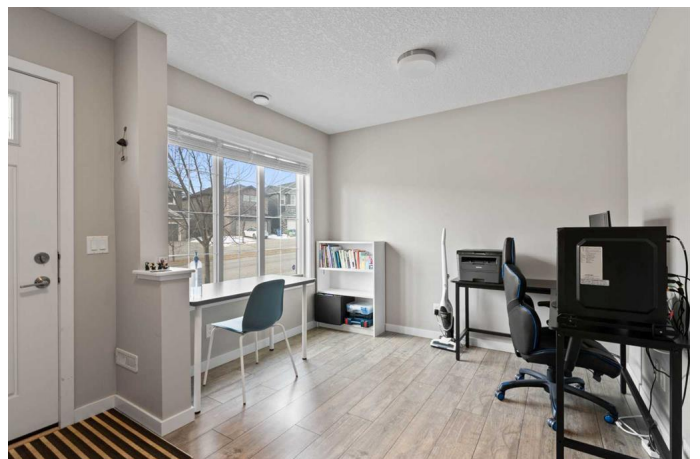
Upstairs, you'll find a dual primary bedroom layout, each with its own ensuite, along with a conveniently located washer and dryer.

This home offers the perfect blend of style, functionality, and location. Don't miss your chance to own this stunning property—schedule your showing today!

Built in 2015

## Essential Information

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Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	456 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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