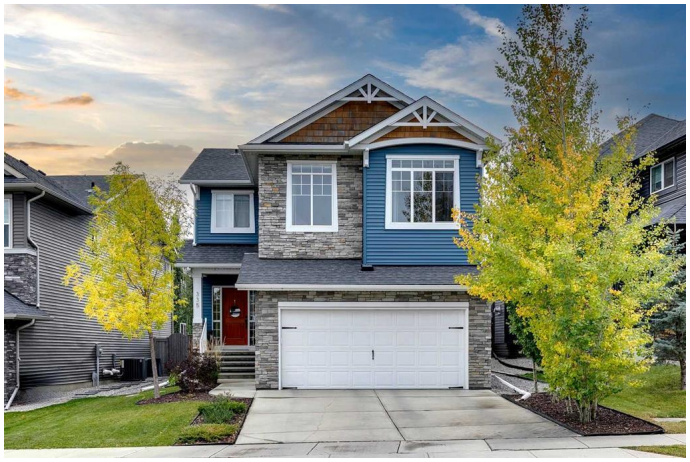
$899,950 - 335 Nolan Hill Boulevard Nw, Calgary

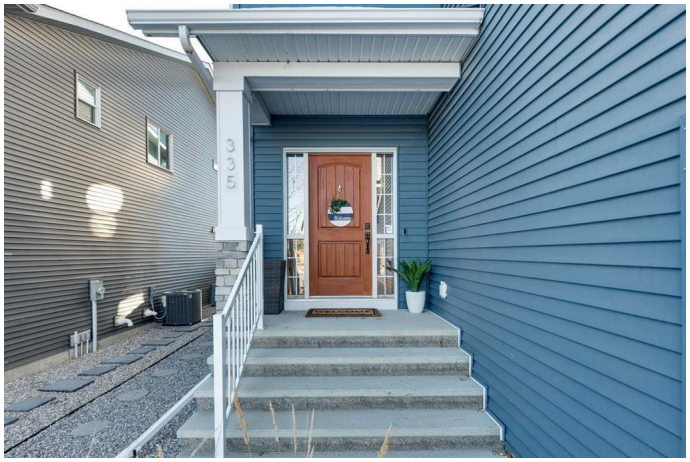
MLS® #A2214451

$899,950

4 Bedroom, 4.00 Bathroom, 2,533 sqft
Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta





A great opportunity awaits! Within the popular & family-oriented community of Nolan Hill, this stylish & well-loved South facing, 4 bedroom + 3.5 bath home has over 3,460 sq ft of developed space, making it ready for your busy lifestyle! Standing out from other homes, all the details here have been methodically paired together; from the timeless design throughout, to the chic light coloured palette, it all comes together to create a bright & sophisticated ambiance. Stepping inside, the generous foyer provides added privacy before leading to the inviting living room that welcomes with plenty of oversized windows & a cosy stone fireplace acting as a focal point. The spacious dining area & gourmet kitchen are nearby, nicely equipped with premium stainless steel appliances (gas cooktop and new fridge & oven), plenty of sleek ceiling height cabinetry, granite countertops, intricate range backsplash, a useful central island (w/ built-in breakfast bar), & walkthrough pantry (w/ wine fridge & prepping station). From here, marvel at the large sunny South facing backyard that is a patio door away. As your own personal oasis, the wraparound deck is ideal for hosting family & friends alike with plenty of room to relax & BBQ while lots of green space is provided for all of your other activities! Back inside, a dedicated den/office, half bathroom, & well designed mudroom (w/ extra storage & built-in bench) completes the main floor. Upstairs is the perfect retreat; offering 2 well-sized secondary bedrooms & a

4-pc full bathroom, while French doors lead to the luxurious master suite that pampers with a spa-like 4-pc ensuite (w/ fully enclosed oversized frameless glass shower), walk-in closet (w/ private access to the laundry room), & plenty of space to further add closets/dressers, make up table, or a reading corner. At the other end, the sunken bonus room is equipped for a home theatre while the upper floor laundry room adds further convenience. Making great use of the professional developed basement, there is a 4th bedroom, an extra 4-pc full bathroom, & a vast rec area that is ready for a gym, kids play area, your other hobbies, or all of them together! Notable features include: tall 9â€™ ceilings & high quality engineered hardwood throughout the main floor, central AC, BBQ gas hook up, fully fenced backyard, window coverings already done, & numerous new additions (washer, dryer, roof shingles, eavestroughs, West facing siding, & furnace blower motor). Beyond the home, be spoiled by having a large green space/walking paths, transit, & Nolan Hill shopping centre (w/ Sobeys, State & Main restaurant, vet hospital & more) a short walk away while additional nearby amenities (Beacon Hill complex w/ Costco & Sage Hill Crossing complex w/ Walmart and T&T supermarket) and quick access to Stoney Tr, Sarcee Tr, & Shaganappi Tr means this is a great location. With so much to offer inside & out, come view this amazing home today!

Built in 2013

Essential Information

MLS® #	A2214451
Price	$899,950
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	335 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.