

**11 Nolan Hill Boulevard NW  
Calgary, Alberta**

**MLS # A2279001**

**\$480,000**



<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Rear,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Built in cupboards		

Attention chefs! The kitchen is designed to impress, featuring a gas stove and range, ample counter space, convenient wall plug-ins, and custom-built storage—perfect for hosting and everyday cooking. Enjoy the added bonus of a gas line for your BBQ, steps away from the kitchen counter making entertaining easy year-round. You will love the natural light that fills the home all day thanks to north- and south-facing windows. Cozy up in the living room for quiet nights in or hosting game nights with friends and family. The upper floor leads you to the spacious primary bedroom that features its own private ensuite and a walk-in closet. The two additional bedrooms are ideal for kids, a home office, or a guest room. Top-floor laundry adds everyday convenience. A double garage and double driveway provide plenty of parking and make hosting effortless. You'll also love the modern finishes throughout, including granite countertops, luxury vinyl flooring, plush carpet, and central A/C to stay cool and comfortable all summer. Built by Jayman, this bright and thoughtfully designed split-level home offers space, comfort, and functionality for everyday life. New to the area? Check out the drone shots to see how close you'll be to parks, schools, and everyday amenities. DM to book your private viewing and picture yourself starting your next chapter here.