

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

MLS # A2291926



\$475,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

Move-in ready 3-bedroom townhome in NW Calgary with a double garage and double driveway. Built by Jayman, this bright split-level home features north- and south-facing windows, granite countertops, luxury vinyl flooring, central A/C, and top-floor laundry for everyday convenience. The chef-inspired kitchen includes a gas stove, ample prep space, custom storage, and a BBQ gas line—perfect for easy entertaining. The spacious primary bedroom offers a walk-in closet and private ensuite, while two additional bedrooms are ideal for kids, guests, or a home office. Located along the boulevard for quick access to amenities while remaining quiet and family-friendly without heavy road noise. Close to parks, schools, and shopping, this low-maintenance NW Calgary townhome is perfect for first-time buyers, families, or investors looking for value in a great community. New to the area? Check out the drone shots to see how close you’re to parks, schools, and everyday amenities. DM to book your private viewing and picture yourself starting your next chapter here.