

\$599,900 - 717 Nolan Hill Boulevard Nw, Calgary

MLS® #A2255736

\$599,900

4 Bedroom, 4.00 Bathroom, 1,398 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

LOCATION! LOCATION! LOCATION!

Sought-after NO CONDO FEE townhome with over 2,080 sq. ft. of fully upgraded living space! Featuring a new roof, new siding, and massive upgrades throughout, this 4-bedroom, 3.5-bath home is truly move-in ready.

Step inside to soaring 9-ft ceilings, warm neutral tones, and an open-concept main floor with stone countertops, stylish island, and plenty of space for cooking and dining. Upstairs, the primary suite offers a walk-in closet and elegant ensuite.

The professionally developed basement is a showstopper—luxury tile work, feature fireplace, extra bedroom, and a spa-inspired bathroom with a must-see shower.

Enjoy a landscaped backyard with deck, plus a double garage. Pride of ownership shines through every corner of this home.

Don't miss this rare opportunity—book your showing today!

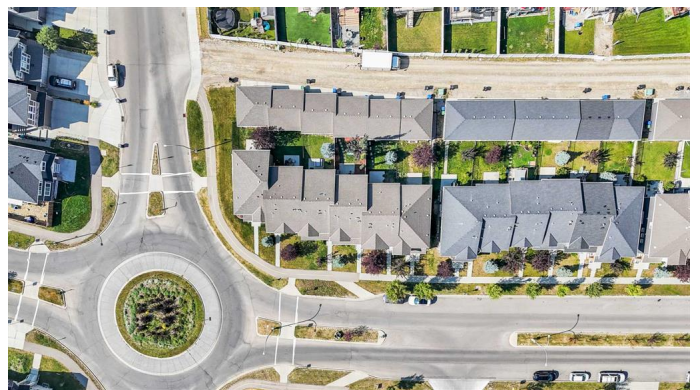
Built in 2015

Essential Information

MLS® # A2255736

Price \$599,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,398
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	717 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	8
Zoning	M-1 d111
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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