

# \$549,900 - 78 Nolan Hill Heights Nw, Calgary

MLS® #A2211877

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Fabulous location, backing SOUTH onto the nature reserve with lovely ravine VIEWS, this move-in ready, immaculate townhouse at Trinity in Nolan Hill offers a double attached HEATED garage, AIR CONDITIONING, 1706 SF, THREE bedrooms & 2 ½ baths.

Designed for modern living, comfort and convenience, you'll love all this home offers. The welcoming front entry leads to the spacious and versatile main floor flex room (family room, office/study, play room, work out space) with sunny south exposure windows and walk out level access to patio and rear green space. Second level showcases 9'™ ceilings & an open, entertaining concept living area with wide-plank laminate floors, gourmet kitchen with stainless steel appliances, ample cabinets, quartz counters, centre island ideal for family meals and gatherings, roomy dining area, airy & bright living room with large windows, gas wall mounted fireplace "so cozy, patio door leading to sun-washed south exposure balcony with gas bbq line, 2 pc bath & extra closets. With three generously sized bedrooms upstairs, including a primary suite with a 3 pc ensuite and walk-in closet, there's plenty of room for everyone to have their own space. 4 piece main bath and laundry upstairs completes the top level. Additional features include noise cancelling outer walls and the townhouse is located at the end of the complex's alcove, with only 3 other adjoining units "a very private spot! This is a non-smoking, no pet home. The



complex is pet friendly, too (board approval and size restrictions)! A new K-4 school has recently been announced for Nolan Hill. The location is superb - walking distance to the Gates of Nolan Hill shopping plaza, minutes from the amenities at Sage Hill Crossing & Beacon Hill Shopping Centre, area schools close by, quick & easy access to Shaganappi, Sarcee & Stoney Trails, miles of pathways & park space at your doorstep â€” your maintenance-free lifestyle awaits, don't miss out, call to view today!

Built in 2013

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2211877      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,706         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 78 Nolan Hill Heights Nw |
| Subdivision | Nolan Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0S5                  |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Parking, Snow Removal, Visitor Parking |
|-----------|--|

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive, Heated Garage, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                      |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 8                |
| Zoning         | R-2M             |
| HOA Fees       | 75               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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