

# \$874,900 - 335 Nolan Hill Boulevard Nw, Calgary

MLS® #A2232327

**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

**\*\*Check out the showcase video\*\*** Within the 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 sophisticated ambiance. Stepping inside, the generous foyer provides added privacy before leading to the inviting living room that welcomes w/ plenty of oversized windows & a cosy stone fireplace acting as a focal point. The spacious dining area & gourmet kitchen are nearby, nicely equipped w/ premium stainless steel appliances (gas cooktop and new fridge & oven), plenty of sleek ceiling height cabinetry, granite countertops, 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 more convenience. The professional developed basement offers 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 9' 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 green space/walking paths, transit, upcoming K-9 school, & Nolan Hill shopping centre (w/ Sobeys, State & Main restaurant, vet hospital & more) a short walk away while additional amenities (Beacon Hill complex w/ Costco & Sage Hill Crossing complex w/ Walmart & T&T supermarket) are nearby & quick access to Stoney Tr, Sarcee Tr, & Shaganappi Tr means this is a great location. Come view this amazing home today!

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2232327  |
| Price      | \$874,900 |
| 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), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Garburator                                                                   |
| 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    | June 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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