110 Nolan Hill Heights NW
Calgary, Alberta

MLS # A2165475

$555,000

Division:	Nolan Hill
Type:	Residential/Four Plex
Style:	3 Storey
Size:	1,712 sq.ft.
Age:	2013 (11 yrs old)
Beds:	2
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Backs on to Park/Green Space

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 402
Basement:	See Remarks	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, See Remarks		

Inclusions: None

Welcome to this STUNNING 3 storey home comes with a FULLY FINISHED WALKOUT BASEMENT and DOUBLE ATTACHED HEATED GARAGE, as well as 2 SOUTH facing decks backing on to an ENVIRONMENTAL RESERVE! The main level boasts an open concept floor plan featuring a gorgeous kitchen with extended espresso colored cabinets, tiled back splash, stainless steel appliances with a large functional island. The living area with GAS fireplace is spacious with a door that leads onto a large balcony with STUNNING VIEWS; the dining area and 2 piece bathroom complete the main floor. The upper level features a 3 piece bathroom, 2 bedrooms including a master retreat with 4 piece ensuite and a walk-in closet with the convenience of upstairs laundry. The ABOVE GRADE lower level offers a spacious recreational space with extra storage and tons of natural light and a back door that leads out to a second patio. Really special home, close to tons of shopping, City Market, and amenities! Book your private showing today!