

110 Nolan Hill Heights NW  
Calgary, Alberta

MLS # A2175465



**\$535,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	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!