\$699,900 - 669 Nolan Hill Boulevard Nw, Calgary

MLS® #A2236954

\$699,900

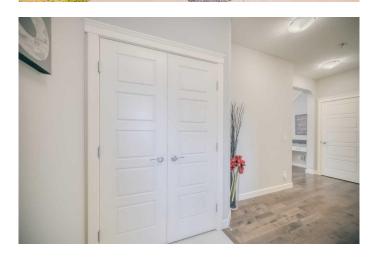
3 Bedroom, 3.00 Bathroom, 2,073 sqft Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE: 1-4PM Sun AUG 10, 2025Welcome to this beautifully maintained 2-storey gem, originally built by award-winning Pacesetter Homes, located in the vibrant and family-friendly community of Nolanhill. Just minutes from premium shopping, markets, parks, and major commuter routes, this home offers the perfect blend of comfort and convenience. Step inside to discover a bright and functional open-concept layout, featuring rich hardwood flooring, granite countertops, stainless steel appliances, and a built-in tech nookâ€"ideal for remote work or homework stations. The spacious living room is anchored by a cozy gas fireplace and large windows that flood the space with natural light. The dining area flows seamlessly to the backyard and deck, perfect for entertaining or relaxing outdoors. Upstairs, you'II find a generous central bonus room, upper-level laundry, two well-sized bedrooms, and a stylish 4-piece main bathroom. The luxurious primary suite is a true retreat with soaring vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring dual sinks, a soaker tub, and sepa arate shower. Peace of mind comes with a newer roof and siding, both replaced due to hail damage, making this home not only stunning but also worry-free. Don't miss your chance to own this exceptional property in one of NW Calgary's most desirable communities!







Essential Information

MLS® # A2236954 Price \$699,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,073
Acres 0.08
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 669 Nolan Hill Boulevard Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1J4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Storage, Smart Home

Appliances Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas Log

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 35

Zoning R-G

Listing Details

Listing Office Homecare Realty Ltd.

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