

# \$699,900 - 593 Nolan Hill Boulevard Nw, Calgary

MLS® #A2256146

## \$699,900

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 593 Nolan Hill Blvd NW - a modern 2-storey home built by Shane Homes, ideally located across from the park, green space, and Nolan Hill School.

Enjoy an open concept main floor with a gourmet kitchen featuring granite counters, stainless appliances, and a massive pantry. The dining area easily fits guests and flows into the cozy family room with a gas fireplace, perfect for relaxing evenings.

Upstairs, the spacious master suite offers a 4-piece ensuite and large walk-in closet. Two more bedrooms, a main bath, and a bright bonus room overlooking the park provide space for the whole family.

With a sunny, west-facing backyard and family-friendly location, this move-in ready home has everything you need!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256146  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,032     |
| Acres          | 0.08      |
| Year Built     | 2014      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 593 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0V6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Water Heater |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Decorative, Gas, Living Room, Mantle, Marble                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full                                                                                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Private Yard                        |
| Lot Description   | Back Yard, Lawn, Street Lighting             |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 52                   |
| Zoning         | R-G                  |
| HOA Fees       | 107                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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