

\$659,900 - 669 Nolan Hill Boulevard Nw, Calgary

MLS® #A2236954

\$659,900

3 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

****OPEN HOUSE: 1-3PM Sat Sun AUG 30,31, 2025**** Welcome to this beautifully maintained 2-storey gem, originally built by award-winning Pacesetter Homes, located in the vibrant and family-friendly community of Nolan Hill. This home is just minutes from premium shopping, fresh markets, scenic parks, schools, and major commuter routes, making it the perfect haven for modern family living. Step inside to discover a bright and functional open-concept layout, featuring rich hardwood flooring, granite countertops, (brand new) stainless steel appliances, and a built-in tech nookâ€”perfect for working from home, managing family schedules, or helping with homework. 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, youâ€™ll 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 thoughtfully designed to impress, with soaring vaulted ceilings that create an expansive and airy ambiance, enhancing the roomâ€™s sense of space and elegance. A walk-in closet, and a spa-inspired ensuite featuring dual sinks, a soaker tub, and a separate shower. This isnâ€™t just a bedroom; itâ€™s your sanctuary, where comfort and elegance come together to make every morning feel refreshing and every night



feel indulgent. Enjoy the best of both worlds with a low-maintenance backyard thatâ€™s perfect for busy families. The rock-filled yard with a built-in firepit means no weekends wasted on mowing or yard workâ€”just more time to relax, roast marshmallows, or gather with friends and family around the fire. And when youâ€™re ready for more room to play, you will appreciate having what feels like endless green space just steps from your front door, perfect for recreation, family activities, or simply enjoying the outdoors. This home also offers a brand-new roof and siding, both replaced at the beginning of this year. These recent replacements mean enhanced protection for your home and the potential for lower insurance premiums. Itâ€™s one less expenseâ€”and one less worryâ€”for years to come. Donâ€™t miss your chance to own this exceptional property in one of NW Calgaryâ€™s most desirable communities!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236954 |
| Price | \$659,900 |
| 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, Smart Home, Storage, Quartz Counters |
| 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 | 68 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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