

# \$855,000 - 545 Nolan Hill Boulevard Nw, Calgary

MLS® #A2233027

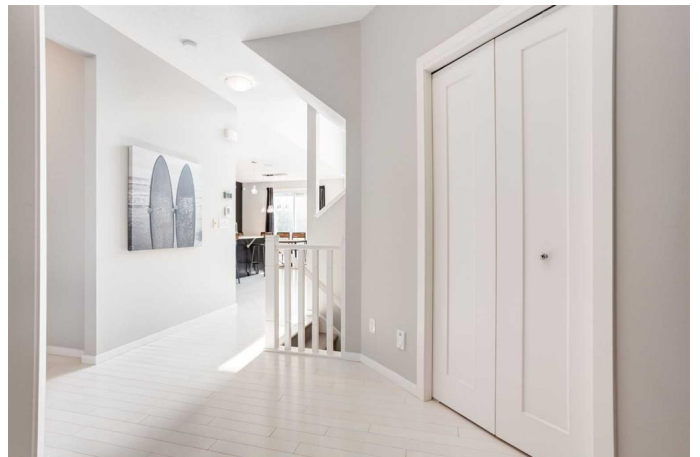
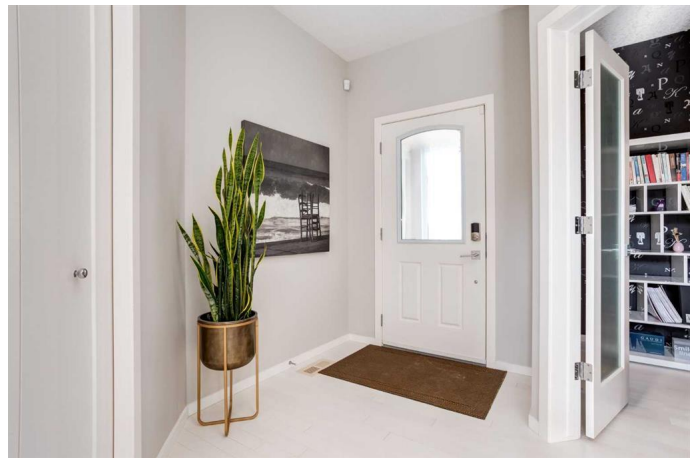
**\$855,000**

4 Bedroom, 4.00 Bathroom, 2,215 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to 545 Nolan Hill Blvd NW. Step into this beautifully appointed former Avi Showhome with Designer Finishes, where elegance meets functionality in one of Nolan Hill's most desirable locations. As you enter the front door, you're greeted by a private main-floor office—an ideal workspace for the modern work-from-home professional. The main level boasts a thoughtfully designed open-concept layout, seamlessly connecting a spacious dining area, a chef-inspired executive kitchen, and a stunning living room with soaring open-to-below ceilings. Sunlight floods the space through large west-facing windows, framing unobstructed views of the big Alberta skies—perfect for enjoying golden sunsets and long summer evenings. Upstairs, the luxurious primary retreat features a spa-like 5-piece ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a large front-facing bonus room provide ample space for family and guests, while overlooking tranquil green space for added privacy and serenity. The fully developed basement is built for entertaining and relaxation, complete with a wet bar, spacious recreation area, full bathroom, and a fourth bedroom, making it ideal for guests or extended family. Recent upgrades in the home will be a new roof(06/2025), Dishwasher and Stove(06/2025). Home has a irrigation system, air conditioner, and a built in speaker system. Enjoy effortless access to major retailers like Costco, T&T Supermarket, H-Mart, Canadian



Tire, and more. A brand-new K  9 Catholic school is under construction just a short walk away, adding exceptional value and convenience for families.

Quick Commutes

Bordered by Sarcee Trail, Shaganappi Trail, and near Stoney Trail, you  re perfectly positioned for fast access to downtown Calgary, YYC Airport, and beyond. Don  t miss your chance to own this move-in-ready gem that blends designer detail with everyday comfort in a vibrant, growing community. Schedule your private showing today!

Built in 2014

Essential Information

MLS�� #	A2233027
Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	545 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	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Bow Realty
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