# \$476,900 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2214607

#### \$476,900

2 Bedroom, 3.00 Bathroom, 1,213 sqft Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

Welcome to your new home in the vibrant and family-friendly community of Nolan Hill.

This bright, beautifully maintained townhouse offers the perfect blend of style, comfort, and everyday convenience. With rare south-facing exposure, natural sunlight pours in all day longâ€"keeping the home warm in winter, energy-efficient year-round, and never feeling dark or cold.

Inside, youâ€<sup>™</sup>II find an open-concept main floor with stylish laminate flooring, a modern kitchen featuring quartz countertops and a corner pantry, and two spacious patios—one off the dining area, perfect for entertaining, and another off the primary bedroom for peaceful morning coffee moments.

Thoughtfully designed for today $\hat{a} \in \mathbb{T}^{M}$ s lifestyle, the home includes 2 generous bedrooms, 2 full bathrooms, a main floor powder room, and an attached garage with great curb appeal and a low-maintenance yard.

Nolan Hill is known for its parks, scenic ponds, and walking pathsâ€"and this home puts you close to it all. Schools, shopping, and dining are just minutes away, including quick access to Shaganappi Trail and Costco. Plus, a brand-new Kâ€"9 school is currently under construction nearby, making this an even smarter choice for families planning for the future.







Donâ€<sup>™</sup>t miss your chance to own a bright, welcoming home in one of NW Calgaryâ€<sup>™</sup>s most sought-after neighbourhoods. Book your showing today!

Built in 2017

## **Essential Information**

MLS® #	A2214607
Price	\$476,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.26
Year Built	2017
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	438 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

# Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

# Interior

Interior Features	No Animal Home,	No Smoking Home,	Quartz Counters
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Appliances	Dishwasher,	Electric	Oven,	Garage	Control(s),	Range	Hood,
	Washer/Dryer	, Window	Covering	S			
Heating	Forced Air						
Cooling	None						
Basement	None						

#### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	64
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office Real Broker

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