

# \$519,900 - 205, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2221828

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

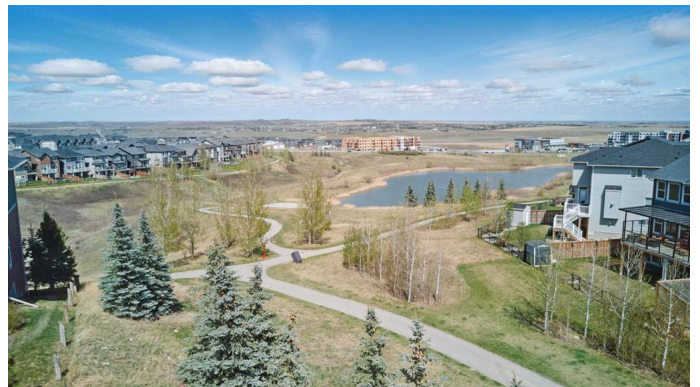
It's rare to find a beautiful townhouse in such a coveted location—backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views.

Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living room—perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closet—creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor.

The fully developed basement adds even more versatility with a large rec room—ideal as an additional living space, home office, or entertainment area.

This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct



access to walking paths and serene pond views.

Located in the highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways.

Built in 2017

**Essential Information**

MLS® #	A2221828
Price	\$519,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	205, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

**Amenities**

Amenities	Parking, Visitor Parking, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	48
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.