

# \$489,900 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2214607

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

Welcome to your new home in the popular community of Nolan Hill! This bright and stylish townhouse offers the perfect blend of comfort and convenience. Enjoy a south-facing orientation that floods the home with natural sunlight throughout the day. The main floor features an open-concept layout with modern laminate flooring and a sleek kitchen complete with quartz countertops and a corner pantry for added storage. Step out onto two well-sized patios, one off the dining area which is ideal for entertaining, and another off the primary bedroom, perfect for relaxing mornings. With 2 spacious bedrooms, 2 full bathrooms, and a main floor powder room, this home is thoughtfully designed for modern living. You'll appreciate the generous attached garage, great curb appeal, and a low-maintenance yard. All this, including walkable access to schools, green spaces, parks, and scenic ponds. Plus, enjoy quick access to Shaganappi Trail and major shopping, restaurants, and Costco just down the road.

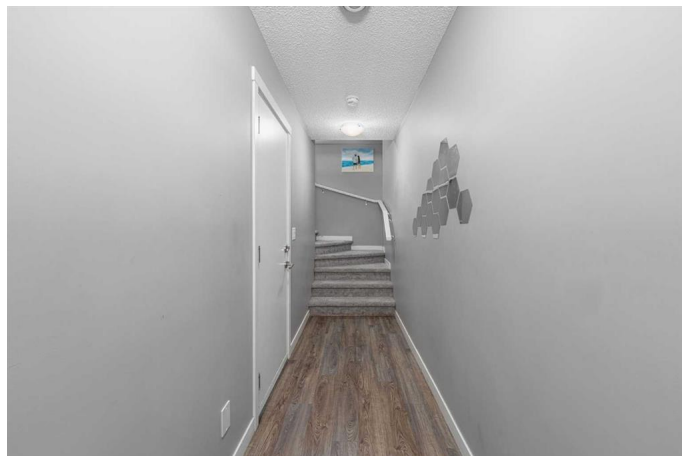
This home has plenty to offer. Book your showing today!

Built in 2017

## Essential Information

MLS® #                   A2214607

Price                     \$489,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.26
Year Built	2017
Type	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
Appliances	Dishwasher, Electric Oven, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
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                7  
Zoning                            M-1  
HOA Fees                        75  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Broker

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