

# \$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

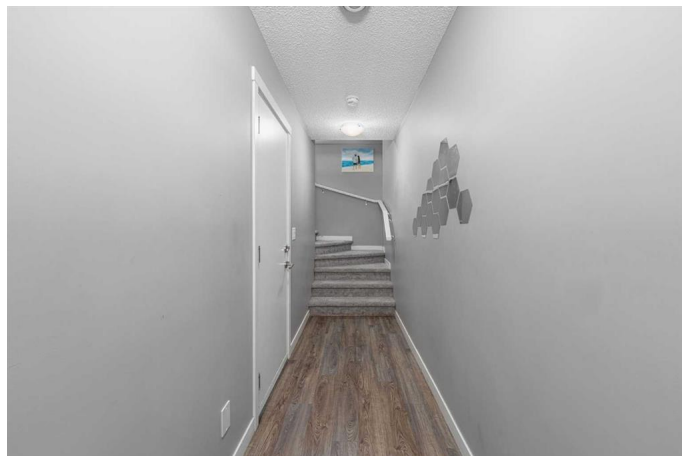
Welcome to your new home in the sought-after community of Nolan Hill. This bright and beautifully maintained townhouse combines style, comfort, and convenience in one exceptional package.

Youâ€™ll immediately notice the south-facing exposure, which means this home enjoys sunlight throughout the entire day. It stays warm through the winter, never feels dark or cold, and offers a natural light-filled environment thatâ€™s both inviting and energy efficient.

Inside, the open-concept main floor features modern laminate flooring, a contemporary kitchen with quartz countertops, and a corner pantry for added storage. Step out onto two spacious patiosâ€”one off the dining area, ideal for entertaining, and another off the primary bedroom, perfect for quiet mornings.

With 2 generous bedrooms, 2 full bathrooms, and a convenient main floor powder room, this home is thoughtfully designed for todayâ€™s lifestyle. Youâ€™ll also appreciate the attached garage, excellent curb appeal, and low-maintenance yard.

Located within walking distance to schools, parks, green spaces, and scenic ponds, and just minutes from Shaganappi Trail, Costco, shopping, and dining, this home offers both tranquility and accessibility.



Don't miss this opportunity to own a bright, warm, and welcoming home in one of NW Calgary's most popular 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
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
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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	39
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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