

# \$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

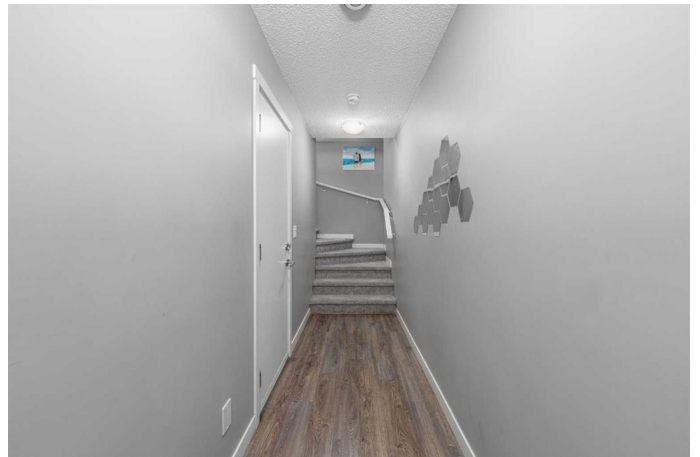
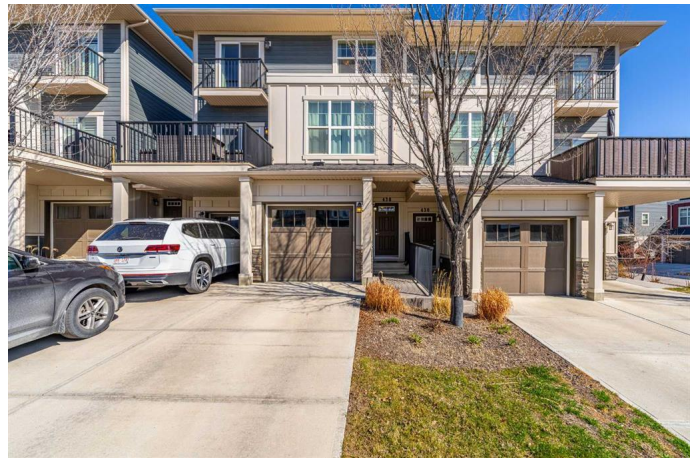
Welcome to your new home in the vibrant and family-friendly community of Nolan Hill.

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 long—keeping the home warm in winter, energy-efficient year-round, and never feeling dark or cold.

Inside, you'll 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'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 paths—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 K-9 school is currently under construction nearby, making this an even smarter choice for families planning for the future.



Donâ€™t miss your chance to own a bright, welcoming home in one of NW Calgaryâ€™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
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	63
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.