

# \$739,990 - 495 Nolan Hill Drive Nw, Calgary

MLS® #A2217005

**\$739,990**

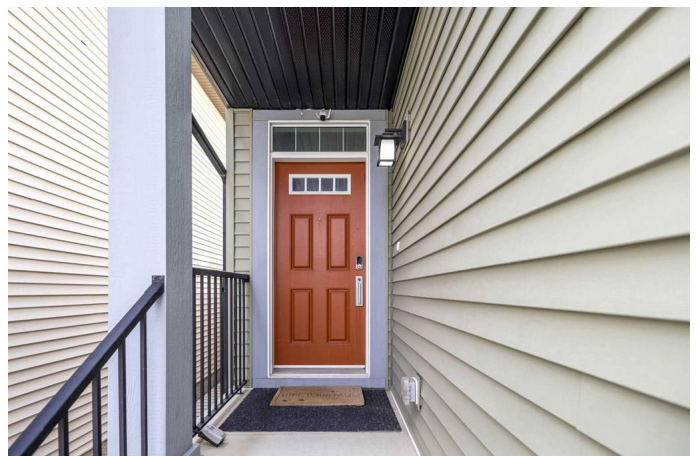
3 Bedroom, 3.00 Bathroom, 2,029 sqft  
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Step inside this immaculate two-storey residence, thoughtfully crafted by the award-winning Homes by AVI, and discover a perfect blend of elegance, functionality, and natural light. With over 2,000 sq.ft. of refined living space, the bright, open-concept main floor is designed to impress—boasting soaring 9-foot ceilings, expansive south-facing windows, and a seamless flow that effortlessly connects each living area.

The front office, adorned with oversized windows, offers the ideal sanctuary for remote work, a peaceful study, or a stylish flex space. At the heart of the home, the sun-soaked living room is anchored by a sleek gas fireplace, creating a cozy yet luxurious focal point for relaxing evenings or intimate gatherings. The adjoining dining area flows into the gourmet kitchen, a culinary dream featuring quartz countertops, full-height cabinetry, premium stainless steel appliances, and a large center island perfect for casual meals, entertaining, or meal prep.

Upstairs, escape to the sun-drenched primary retreat, complete with a spa-inspired 5-piece ensuite—offering double vanities, a deep soaker tub, a fully tiled walk-in shower, and a spacious walk-in closet. Two additional well-appointed bedrooms and a full 4-piece bathroom provide ample space for family or guests. The oversized bonus room with vaulted ceilings and two skylights floods the



space with natural lightâ€”ideal for a theatre room, second office, kids' play area, or a creative studio space.

The undeveloped basement comes with roughed-in plumbing and endless potentialâ€”ready to accommodate a future rec room, gym, or income-generating suite. Outside, the fully landscaped, south-facing backyard offers the perfect setting for summer barbecues and outdoor enjoyment, complete with an expansive deck and plenty of room to entertain or relax in the sun.

Located in the family-friendly and highly desirable community of Nolan Hill, this home is just minutes from parks, schools, shopping, and major roadwaysâ€”and is zoned for the top-ranking Winston Churchill High School. Whether you're upsizing, investing, or finding your forever home, this residence delivers the lifestyle, value, and long-term potential you've been waiting for.

Built in 2015

**Essential Information**

MLS® #	A2217005
Price	\$739,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,029
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	495 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0L8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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