

# \$449,900 - 444 Nolan Hill Drive Nw, Calgary

MLS® #A2218316

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

Imagine coming home to sunlight filtering through plantation shutters, casting warm patterns across the wide-plank flooring of this immaculate Nolan Hill townhome. The open-concept living area welcomes you with soothing neutral tones that create a relaxed, inviting atmosphere perfect for both quiet evenings and entertaining friends. The kitchen stands ready to inspire culinary creativity with its white-washed cabinetry, sleek quartz countertops, and stainless steel appliances. Nearby, the dining area invites family meals and friendly gatherings, while the adjoining family room offers a comfortable retreat at day's end. Just beyond, the outdoor deck provides additional space for enjoying morning coffee or summer evenings.

Upstairs, two well-proportioned bedrooms promise restful nights. The primary suite features a thoughtful walk-through closet leading to its private ensuite and includes its own charming Juliette balcony. The second bedroom with wall closets and its own ensuite bath serves equally well as guest accommodation or a productive home office. From the entry level with garage access, this thoughtfully designed townhome flows across three levels, blending form and function. Meticulously maintained with quality finishes throughout, this home enjoys a convenient northwest location with easy access to parks, shopping, restaurants, and transit in the vibrant Nolan Hill community.



Built in 2017

## Essential Information

MLS® #	A2218316
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	444 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V4

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	50
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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