

# \$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

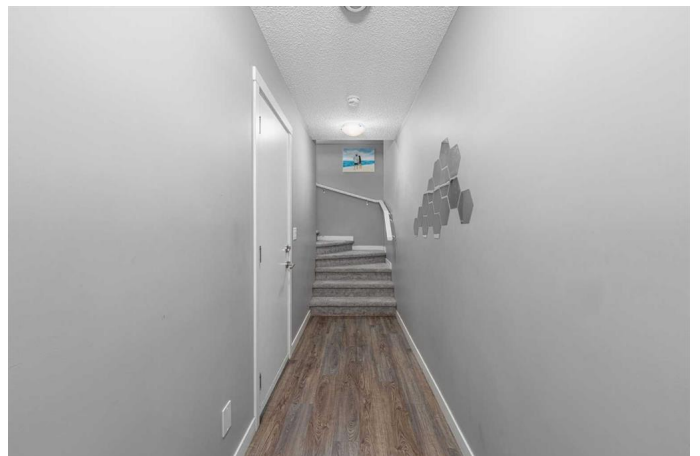
Open House this Saturday the 14th 11-2pm.  
Welcome to your new home in the sought-after community of Nolan Hill. This bright and beautifully maintained townhouse combines style, comfort, and convenience in one exceptional package.

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 patios—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                                         |
| 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 | 46            |
| Zoning         | M-1           |
| HOA Fees       | 75            |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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