

# \$524,900 - 205, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2221828

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

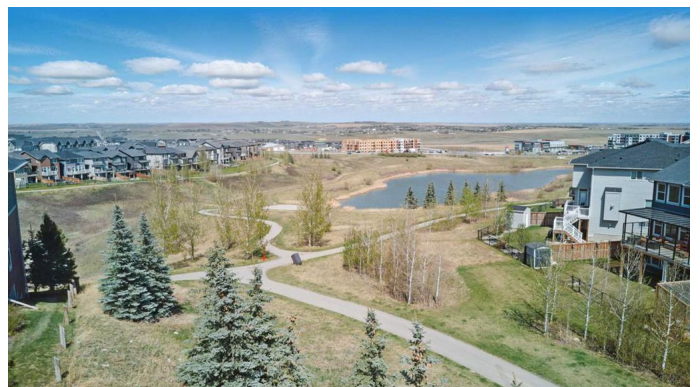
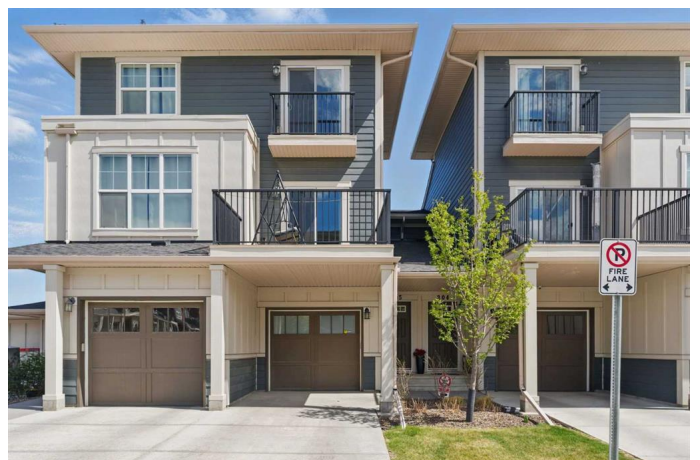
It's rare to find a beautiful townhouse in such a coveted location—backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views.

Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living room—perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closet—creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor.

The fully developed basement adds even more versatility with a large rec room—ideal as an additional living space, home office, or entertainment area.

This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct



access to walking paths and serene pond views.

Located in the highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2221828      |
| Price          | \$524,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.03          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 205, 428 Nolan Hill Drive Nw |
| Subdivision | Nolan Hill                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0V4                      |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Single Garage Attached          |
| # of Garages   | 1                               |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance                                                |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 31             |
| Zoning         | M-1            |
| HOA Fees       | 75             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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