

\$414,900 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2254773

\$414,900

2 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained townhome in the desirable community of Nolan Hill. Offering just over 1,300 sq. ft. of living space, this property combines comfort, style, and convenience.

The home features two spacious primary bedrooms, each with its own ensuite, and a total of 2.5 bathrooms. The larger primary suite includes a walk-in closet and a charming Juliet balcony.

On the main level, enjoy 9-foot ceilings, an open-concept layout, and a well-equipped kitchen complete with stainless steel appliances, quartz countertops, and a large center island. A south-facing balcony extends your living space outdoors, providing the perfect spot to relax or entertain, with mature trees offering a touch of shade and privacy. Additional highlights include an attached single car garage and low condo fees, making this home both practical and low-maintenance. Located in a well-served area, you're just minutes from Costco, Walmart, Home Depot, Canadian Tire, schools, playgrounds, and a variety of restaurants and caf  s. Walking paths throughout the community add to the lifestyle appeal.

This home is an excellent choice for first-time buyers or investors seeking a modern, move-in ready property in a vibrant location. Don't miss this opportunity  contact your favorite REALTOR   today to book a showing!

Built in 2017



Essential Information

MLS® #	A2254773
Price	\$414,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	438 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V4

Amenities

Amenities	Park, Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached, Other
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Central, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Rain Gutters, Courtyard
Lot Description	Few Trees, Front Yard, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	63
Zoning	M-1 d100
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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