

\$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

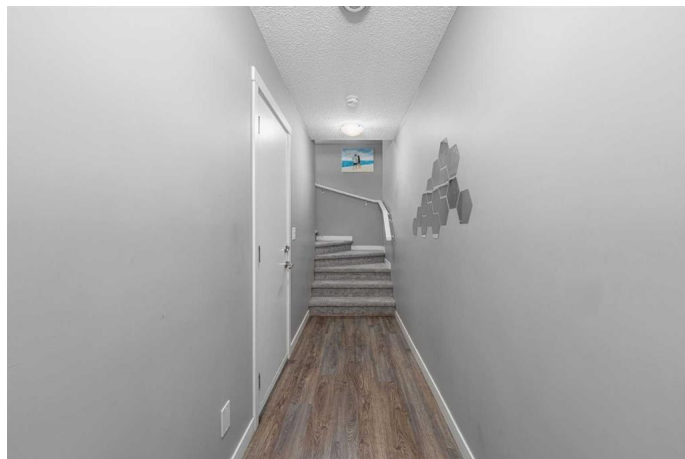
Welcome to your new home in the vibrant and family-friendly community of Nolan Hill.

This bright, beautifully maintained townhouse offers the perfect blend of style, comfort, and everyday convenience. With rare south-facing exposure, natural sunlight pours in all day long—keeping the home warm in winter, energy-efficient year-round, and never feeling dark or cold.

Inside, you'll find an open-concept main floor with stylish laminate flooring, a modern kitchen featuring quartz countertops and a corner pantry, and two spacious patios—one off the dining area, perfect for entertaining, and another off the primary bedroom for peaceful morning coffee moments.

Thoughtfully designed for today's lifestyle, the home includes 2 generous bedrooms, 2 full bathrooms, a main floor powder room, and an attached garage with great curb appeal and a low-maintenance yard.

Nolan Hill is known for its parks, scenic ponds, and walking paths—and this home puts you close to it all. Schools, shopping, and dining are just minutes away, including quick access to Shaganappi Trail and Costco. Plus, a brand-new K-9 school is currently under construction nearby, making this an even smarter choice for families planning for the future.



Donâ€™t miss your chance to own a bright, welcoming home in one of NW Calgaryâ€™s most sought-after 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 | 65 |
| Zoning | M-1 |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |

Listing Details

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

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