

\$489,900 - 438 Nolan Hill Dr Drive Nw, Calgary

MLS® #A2214607

\$489,900

2 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

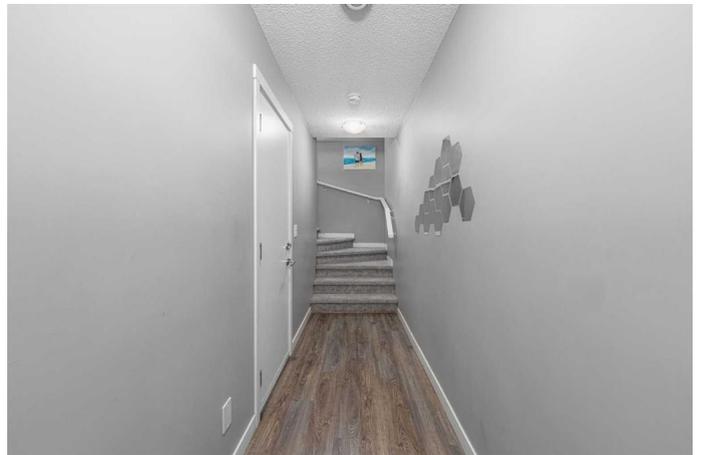
OPEN HOUSE Saturday May 3rd 11-1pm and Sunday May 4th 2-4pm. Welcome to your new home in the popular community of Nolan Hill! This bright and stylish townhouse offers the perfect blend of comfort and convenience. Enjoy a south-facing orientation that floods the home with natural sunlight throughout the day. The main floor features an open-concept layout with modern laminate flooring and a sleek kitchen complete with quartz countertops and a corner pantry for added storage. Step out onto two well-sized patios, one off the dining area which is ideal for entertaining, and another off the primary bedroom, perfect for relaxing mornings. With 2 spacious bedrooms, 2 full bathrooms, and a main floor powder room, this home is thoughtfully designed for modern living. You'll appreciate the generous attached garage, great curb appeal, and a low-maintenance yard. All this, including walkable access to schools, green spaces, parks, and scenic ponds. Plus, enjoy quick access to Shaganappi Trail and major shopping, restaurants, and Costco just down the road.

This home has plenty to offer. Book your showing today!

Built in 2017

Essential Information

MLS® # A2214607



| | |
|----------------|---------------|
| Price | \$489,900 |
| 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 Dr 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 | 3 |
| Zoning | M-1 |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |

Listing Details

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

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