

# \$434,999 - 303, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2241992

**\$434,999**

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Nolan Hill, Calgary, Alberta

**NEW PRICE ..NEW PRICE...** Stylish and Modern Townhouse Condo in the Heart of Nolan Hill. Welcome to this exceptional two-bedroom, 2.5-bathroom townhouse condo nestled in the quiet NW community of Nolan Hill. This beautifully designed home offers the perfect blend of contemporary comfort and everyday convenience, making it ideal for professionals, small families, or savvy investors. Enter this home from your attached garage or the front entry and make your way up to the bright and open main floor featuring durable vinyl plank flooring and soaring ceilings that enhance the sense of space and light. The thoughtfully designed kitchen is a modern chef's dream, complete with quartz countertops, stainless steel appliances, and a corner pantry that provides ample storage. Whether you're cooking a casual meal or entertaining guests, this kitchen is built to impress. The living and dining areas flow seamlessly onto the spacious south-facing balcony (10.5' x 10.5'), offering a sunny spot for morning coffee or evening relaxation. & DOESN'T STARE INTO YOUR NEIGHBOURS BALCONY. A convenient two-piece powder room rounds out the main level. Upstairs, both bedrooms are generously sized with plush carpet and each features a private four-piece ensuite bathroom and walk-in closet—an ideal layout for roommates, guests, or growing families. With dual primary suites, privacy and comfort are never compromised. The single-car finished



garage provides secure parking and additional storage, while the lower level utility room is equipped with a high-efficiency furnace and hot water tank, keeping your home comfortable and energy efficient year-round. Located just minutes from major shopping centers, schools, walking paths, and public transit, this pet-friendly complex delivers on location and lifestyle. And for those looking for a move-in-ready option, furniture is available and negotiable. This Nolan Hill gem checks all the boxesâ€”style, space, and smart design in one of Calgaryâ€™s most vibrant and growing communities. Donâ€™t miss your chance to call this townhouse home! (id:6289)

Built in 2016

**Essential Information**

Listing #	A2241992
Price	\$434,999
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	303, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0V4

**Amenities**

Amenities	Schools, Shopping, Other
Features	See remarks, Other, PVC window, No Smoking Home, Parking

Parking Spaces	1
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

### Exterior

Exterior	Composite Siding, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	TREC The Real Estate Company
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