

# \$429,900 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2254773

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,342 sqft

Single Family 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! (id:6289)



Built in 2017

## Essential Information

Listing #	A2254773
Price	\$429,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

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

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage, Other, Street
# of Garages	1

## Interior

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

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

Century 21 Bamber Realty LTD.



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