

\$449,900 - 22 Nolan Hill Gate Nw, Calgary

MLS® #A2258406

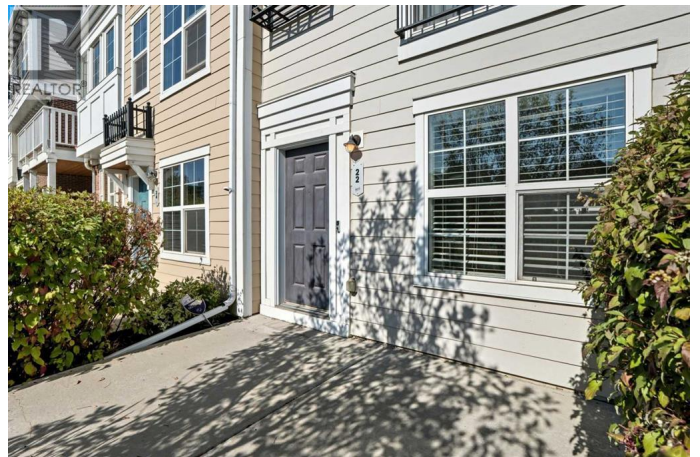
\$449,900

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to 22 Nolan Hill Gate NW, an elegant end-row townhome that blends sophisticated design, thoughtful upgrades, and the vibrancy of one of Calgary's most sought-after northwest communities. Bathed in natural light from oversized windows and dual French doors, the open-concept main floor centers around a chef-inspired kitchen featuring a quartz-clad island with raised bar, full-size fridge, walk-in pantry, and generous counter and cabinet space. The adjoining dining area opens to a private deck ideal for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, electric fireplace, and Juliette balcony. Pre-wired for surround sound, this space is ready to transform into your own home theatre experience. Upstairs, the primary suite offers a king-sized retreat with an impressive walk-in closet and spa-style ensuite, finished with quartz counters and modern vessel sinks. Two additional bright bedrooms share a beautifully appointed full bath, and the convenience of an upstairs laundry makes daily living effortless. Additional upgrades elevate the home further, including air conditioning, JamesHardie fiber cement siding for durability and style, and a thoughtfully designed double attached garage with extra storage rooms, shelving, and electrical outlets. Outdoor living is equally inviting with both a sunny deck and a welcoming front patio space. Set amid rolling hills, winding pathways, and scenic ravines,



Nolan Hill is celebrated for its blend of natural beauty and modern convenience. Residents enjoy lush parks, playgrounds, and extensive walking trails alongside boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services close by, plus excellent connectivity for a quick commute to downtown Calgary, Nolan Hill offers the rare combination of tranquility, community, and convenience. This home is not just a residence, but an invitation to live exceptionally in one of Calgary's premier neighbourhoods. Oh and I forgot to mention, the sellers have already completed a thorough professional deep clean top to bottom so move in today!!
(id:6289)

Built in 2013

Essential Information

Listing #	A2258406
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	22 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0T9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Parking
Parking Spaces	3
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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