

# \$665,000 - 138 Nolan Hill Drive Nw, Calgary

MLS® #A2260804

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,520 sqft  
Single Family on 0.09 Acres

Nolan Hill, Calgary, Alberta

\*\*\*OPEN HOUSE - OCTOBER 4,  
1:00-4:00PM\*\*\*This stunning one owner, 4  
bedroom, 3.5 bath home in desired Nolan Hill  
in NW Calgary sits on a prime corner lot,  
offering breathtaking open views of permanent  
green space in front. Located just two blocks  
from a new school currently under  
construction, the home provides both  
convenience and privacy. With a south-facing  
right side, and an abundance of windows  
throughout, this property enjoys tons of natural  
light all day. The spacious dining room  
features soaring 11-foot ceilings, while the  
main floor boasts 9-foot ceilings and elegant  
knockdown texture. The gourmet kitchen is  
equipped with a pantry, granite countertops,  
stainless steel appliances, and shaker-style  
painted and lacquered cabinetry, perfect for  
the home chef. The main floor also offers a  
cozy gas fireplace in one of the two spacious  
living rooms, and a 2 piece bath with main  
floor laundry. Upstairs, youâ€™ll find the large  
master suite, a true retreat, with a four-piece  
en suite featuring a separate tub and shower,  
and a spacious walk-in closet, wall a/c unit,  
two additional bedrooms and a main bath. If  
this is not enough, there is a separate side  
entrance with poured concrete walkway  
leading you directly to the fully finished  
basement which features a large bedroom, 4  
piece bathroom, separate laundry, family  
room, and roughed-in kitchen with tiled floor  
and stove plug-in all done by the builder,  
making it an ideal space for extended family or



rental income.Outdoor enthusiasts will appreciate the ample parking options (up to 8 vehicles in total), including RV parking for up to a 35-foot trailer, with a 30-amp RV plug on the side of the garage. The property also features a back deck, a covered front porch, as well as a ground-level patio with a fire pit, perfect for relaxing or entertaining. The fenced backyard has a large gate for vehicle access and low-maintenance landscaping on both sides and the rear of the home. A large shed is conveniently located beside t he garage for additional storage. The oversized, insulated, and heated garage is a mechanicâ€™s dream. It is equipped with 5 x 15-amp circuits, smart thermostat, central vac, and shelving offering plenty of space for storage, projects and vehicles. With a paved alley, youâ€™ll also never have to worry about muddy tires in the garage. With a newly installed roof featuring class-four hail-resistant Malarkey shingles, this home is built to last. Additional perks include a hot water tap outside, a frost-free faucet, and easy access to all essential amenitiesâ€”stores, restaurants, parks, medical offices, and moreâ€”just a short walk away. This is truly a one-of-a-kind property! Donâ€™t wait, call now for a private tour! (id:6289)

Built in 2013

Essential Information

Listing #	A2260804
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,520
Acres	0.09
Year Built	2013
Type	Single Family

Sub-Type Freehold

## Community Information

Address 138 Nolan Hill Drive Nw  
Subdivision Nolan Hill  
City Calgary  
Province Alberta  
Postal Code T3R0M7

## Amenities

Amenities Park, Playground, Schools, Shopping  
Features See remarks, Back lane, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup, Parking  
Parking Spaces 8  
Parking Detached Garage, Garage, Heated Garage, Oversize  
# of Garages 3

## Interior

Appliances Washer, Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener  
Heating Forced air  
Cooling Window air conditioner, Wall unit  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes  
Basement Separate entrance

## Exterior

Exterior Stone, Vinyl siding  
Exterior Features Landscaped  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office eXp Realty



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Listing information last updated on October 15th, 2025 at 4:31am PDT