

# \$439,900 - 303, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2241992

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

( OPENHOUSE Sunday August 17th - 1:00 to 3:30 pm ) 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!

Built in 2016

### Essential Information

MLS® #	A2241992
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	303, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

## Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	51
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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