

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

MLS® #A2260804

\$665,000

4 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential 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, you'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 the garage for additional storage. The oversized, insulated, and heated garage is a mechanic’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, you’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 amenities—stores, restaurants, parks, medical offices, and more—just a short walk away. This is truly a one-of-a-kind property! Don’t wait, call now for a private tour!

Built in 2013

Essential Information

MLS® #	A2260804
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,520

Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	138 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M7

Amenities

Amenities	Park, Playground
Parking Spaces	8
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, RV Hookup,
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	Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	5
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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