

# \$489,900 - 438 Nolan Hill Dr Drive Nw, Calgary

MLS® #A2214607

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE Saturday May 3rd 11-1pm and  
Sunday May 4th 2-4pm. Welcome to your new  
home in the popular community of Nolan Hill!

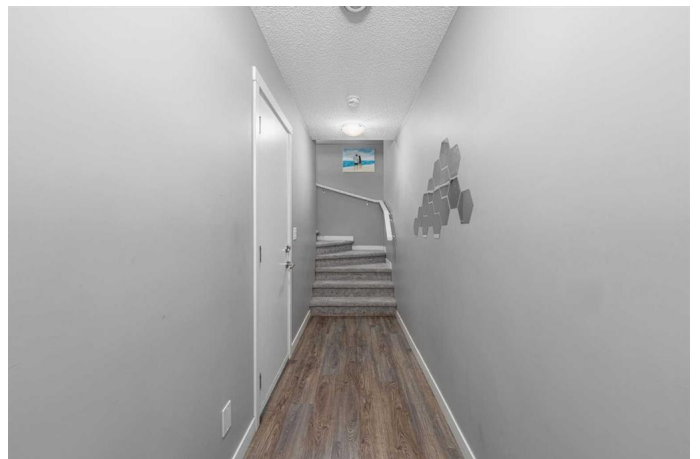
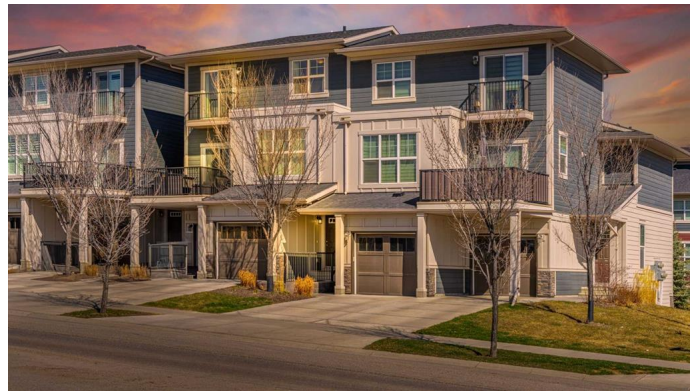
This bright and stylish townhouse offers the  
perfect blend of comfort and convenience.  
Enjoy a south-facing orientation that floods the  
home with natural sunlight throughout the day.  
The main floor features an open-concept  
layout with modern laminate flooring and a  
sleek kitchen complete with quartz countertops  
and a corner pantry for added storage. Step  
out onto two well-sized patios, one off the  
dining area which is ideal for entertaining, and  
another off the primary bedroom, perfect for  
relaxing mornings. With 2 spacious bedrooms,  
2 full bathrooms, and a main floor powder  
room, this home is thoughtfully designed for  
modern living. You'll appreciate the generous  
attached garage, great curb appeal, and a  
low-maintenance yard. All this, including  
walkable access to schools, green spaces,  
parks, and scenic ponds. Plus, enjoy quick  
access to Shaganappi Trail and major  
shopping, restaurants, and Costco just down  
the road.

This home has plenty to offer. Book your  
showing today!

Built in 2017

## Essential Information

MLS® #                    A2214607



Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	438 Nolan Hill Dr Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Oven, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	3
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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