

\$499,900 - 205, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2245767

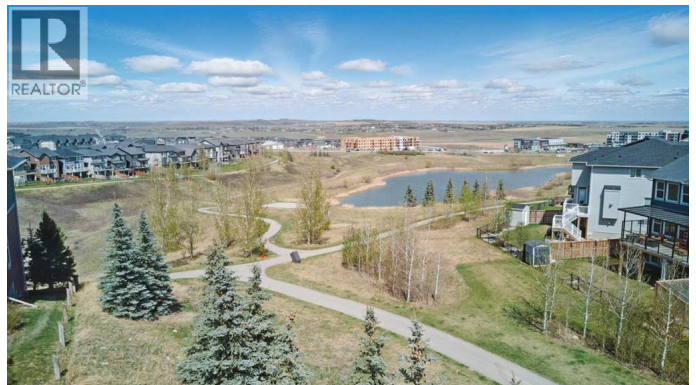
\$499,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Single Family on 0.03 Acres

Nolan Hill, Calgary, Alberta

It's rare to find a beautiful townhouse in such a coveted location—backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views. The front back stacked layout of these units gives this unit the feel of an END UNIT. Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living room—perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level. Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closet—creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor. The fully developed basement adds even more versatility with a large rec room—ideal as an additional living space, home office, or entertainment area. This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct access to walking paths and serene pond views. Located in the



highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways.
(id:6289)

Built in 2017

Essential Information

Listing #	A2245767
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,304
Acres	0.03
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	205, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0V4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Other, No neighbours behind, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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