

**438 Nolan Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2214607**



**\$476,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 307
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** None

Open House this Saturday the 14th 11-2pm. Welcome to your new home in the sought-after community of Nolan Hill. This bright and beautifully maintained townhouse combines style, comfort, and convenience in one exceptional package. You'll immediately notice the south-facing exposure, which means this home enjoys sunlight throughout the entire day. It stays warm through the winter, never feels dark or cold, and offers a natural light-filled environment that's both inviting and energy efficient. Inside, the open-concept main floor features modern laminate flooring, a contemporary kitchen with quartz countertops, and a corner pantry for added storage. Step out onto two spacious patios—one off the dining area, ideal for entertaining, and another off the primary bedroom, perfect for quiet mornings. With 2 generous bedrooms, 2 full bathrooms, and a convenient main floor powder room, this home is thoughtfully designed for today's lifestyle. You'll also appreciate the attached garage, excellent curb appeal, and low-maintenance yard. Located within walking distance to schools, parks, green spaces, and scenic ponds, and just minutes from Shaganappi Trail, Costco, shopping, and dining, this home offers both tranquility and accessibility. Don't miss this opportunity to own a bright, warm, and welcoming home in one of NW Calgary's most popular neighbourhoods. Book your showing today!