

438 Nolan Hill Drive NW
Calgary, Alberta

MLS # A2214607



\$489,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

OPEN HOUSE Sat May 17th, 2-4pm, and Sun May 18th 1-3pm. 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!