

444 Nolan Hill Drive NW
Calgary, Alberta

MLS # A2218316



\$459,900

Division:	Nolan Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,199 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:	Landscaped		

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

Inclusions: Hoodfan, Garage Opener with Remote Control

Imagine coming home to sunlight filtering through plantation shutters, casting warm patterns across the wide-plank flooring of this immaculate Nolan Hill townhome. The open-concept living area welcomes you with soothing neutral tones that create a relaxed, inviting atmosphere perfect for both quiet evenings and entertaining friends. The kitchen stands ready to inspire culinary creativity with its white-washed cabinetry, sleek quartz countertops, and stainless steel appliances. Nearby, the dining area invites family meals and friendly gatherings, while the adjoining family room offers a comfortable retreat at day's end. Just beyond, the outdoor deck provides additional space for enjoying morning coffee or summer evenings. Upstairs, two well-proportioned bedrooms promise restful nights. The primary suite features a thoughtful walk-through closet leading to its private ensuite and includes its own charming Juliette balcony. The second bedroom with wall closets and its own ensuite bath serves equally well as guest accommodation or a productive home office. From the entry level with garage access, this thoughtfully designed townhome flows across three levels, blending form and function. Meticulously maintained with quality finishes throughout, this home enjoys a convenient northwest location with easy access to parks, shopping, restaurants, and transit in the vibrant Nolan Hill community.