

**22 Nolan Hill Gate NW
Calgary, Alberta****MLS # A2265700****\$449,900**

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,474 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Welcome to 22 Nolan Hill Gate NW, an elegant end-row townhome that blends sophisticated design, thoughtful upgrades, and the vibrancy of one of Calgary's most sought-after northwest communities. Bathed in natural light from oversized windows and dual French doors, the open-concept main floor centers around a chef-inspired kitchen featuring a quartz-clad island with raised bar, full-size fridge, walk-in pantry, and generous counter and cabinet space. The adjoining dining area opens to a private deck ideal for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, electric fireplace, and Juliette balcony. Pre-wired for surround sound, this space is ready to transform into your own home theatre experience. Upstairs, the primary suite offers a king-sized retreat with an impressive walk-in closet and spa-style ensuite, finished with quartz counters and modern vessel sinks. Two additional bright bedrooms share a beautifully appointed full bath, and the convenience of an upstairs laundry makes daily living effortless. Additional upgrades elevate the home further, including air conditioning, JamesHardie fiber cement siding for durability and style, and a thoughtfully designed double attached garage with extra storage rooms, shelving, and electrical outlets. Outdoor living is equally inviting with both a sunny deck and a welcoming front patio space. Set amid rolling hills, winding pathways, and scenic ravines, Nolan Hill is celebrated for its blend of natural beauty and modern convenience. Residents enjoy lush parks, playgrounds, and extensive walking trails alongside boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services close by, plus excellent connectivity for a quick commute to downtown Calgary, Nolan Hill offers the rare

combination of tranquility, community, and convenience. This home is not just a residence, but an invitation to live exceptionally in one of Calgary's premier neighbourhoods. Oh and I forgot to mention, the sellers have already completed a thorough professional deep clean top to bottom so move in today!!