# \$450,000 - 1103, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2260579

# \$450,000

4 Bedroom, 4.00 Bathroom, 1,295 sqft Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

This charming townhouse combines style, comfort & functionality with a layout designed for everyday living. Step into a bright, open-concept main floor where a spacious living room with a custom built-in library wall flows seamlessly into the dining area. The kitchen is both beautiful & practical, featuring rich walnut-stained cabinetry, quartz countertops, a breakfast bar & easy-care vinyl plank flooring, with sliding patio doors leading to your private outdoor space, perfect for summer BBQs or evening relaxation. A convenient half bath completes the main level. Upstairs, discover three well-appointed bedrooms, including a primary suite with its own walk-in closet & private ensuite, while the additional bedrooms share a full bath. The fully finished basement extends the living space with a cozy family room, fourth bedroom, full bathroom & laundry area, making it ideal for growing families or guests alike. Complete with a single attached garage plus parking on the driveway for one more vehicle, and backing onto a lush green space with trees, and benches that invite you to slow down & enjoy nature right outside your door. The vibrant community of Nolan Hill is known for its scenic ravines, parks, playgrounds & miles of walking paths. With easy access to shopping centres, schools, restaurants & major roadways, this property offers the perfect blend of comfort, convenience & community living.







## **Essential Information**

MLS® # A2260579 Price \$450.000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,295 Acres 0.00 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1103, 428 Nolan Hill Drive Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0V4

#### **Amenities**

Amenities Parking, Trash, Visitor Parking, Secured Parking

Parking Spaces 2

Parking Front Drive, Garage Faces Front, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen

Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped,

Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 27th, 2025

Days on Market 38

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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