



**GRASSROOTS**  
REALTY GROUP

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**205, 428 Nolan Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2221828**



**\$519,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 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>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

It's rare to find a beautiful townhouse in such a coveted location—backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views. Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living room—perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level. Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closet—creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor. The fully developed basement adds even more versatility with a large rec room—ideal as an additional living space, home office, or entertainment area. This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct access to walking paths and serene pond views. Located in the highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways.