



GRASSROOTS
REALTY GROUP

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

MLS # A2242572



\$499,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	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. The front back stacked layout of these units gives this unit the feel of an END UNIT. 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.