



GRASSROOTS
REALTY GROUP

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438 Nolan Hill Drive NW
Calgary, Alberta

MLS # A2254773



\$414,900

Division:	Nolan Hill		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,342 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, On		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Underground Sprinklers		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained townhome in the desirable community of Nolan Hill. Offering just over 1,300 sq. ft. of living space, this property combines comfort, style, and convenience. The home features two spacious primary bedrooms, each with its own ensuite, and a total of 2.5 bathrooms. The larger primary suite includes a walk-in closet and a charming Juliet balcony. On the main level, enjoy 9-foot ceilings, an open-concept layout, and a well-equipped kitchen complete with stainless steel appliances, quartz countertops, and a large center island. A south-facing balcony extends your living space outdoors, providing the perfect spot to relax or entertain, with mature trees offering a touch of shade and privacy. Additional highlights include an attached single car garage and low condo fees, making this home both practical and low-maintenance. Located in a well-serviced area, you're just minutes from Costco, Walmart, Home Depot, Canadian Tire, schools, playgrounds, and a variety of restaurants and caf  s. Walking paths throughout the community add to the lifestyle appeal. This home is an excellent choice for first-time buyers or investors seeking a modern, move-in ready property in a vibrant location. Don't miss this opportunity—contact your favorite REALTOR   today to book a showing!