



GRASSROOTS
REALTY GROUP

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202, 428 Nolan Hill Drive NW
Calgary, Alberta

MLS # A2259954



\$419,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,210 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Greenbelt, Landscaped, Law		

Heating: Forced Air, Humidity Control, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: Wall Shelving in Ensuite

Water: -

Sewer: -

Condo Fee: \$ 307

LLD: -

Zoning: M-1d100

Utilities: -

SUNLIGHT AND PATHWAYS DEFINE THIS THREE-STOREY TOWNHOME IN NOLAN HILL. With its WEST-FACING exposure, evenings here come with golden light spilling across the living room and straight onto the MAIN BALCONY — a space large enough for a barbecue and a proper seating area, whether that's a bistro set for dinners outside or a couple of lounge chairs for end-of-day unwinding. When you want something more private, the SECOND BALCONY off the primary bedroom gives you a quiet perch above the pathways, perfect for morning coffee. Your own peaceful retreat with visitor parking directly out front, and gorgeous ravine pathways to the back of the property. Instead of a backyard that needs mowing, you get uninterrupted ACCESS TO A GREENBELT behind the complex. A central pathway links straight to Nolan Hill Pond and the wider community trail network — an easy launch point for dog walks, stroller loops, or a jog before work. Inside, the layout is designed to keep routines smooth. The ground floor collects the entries, garage, and mechanicals in one place, so the main living level feels open and uncluttered. Laundry sits just off the kitchen, making chores easier to fold into daily life. Both third-floor bedrooms come with their own ENSUITES, which means no waiting for showers and no awkward guest situations. The primary also adds a WALK-IN CLOSET, while the second bedroom doubles up with TWIN CLOSETS for extra storage. Parking is straightforward: a SINGLE ATTACHED GARAGE, a DRIVEWAY for another vehicle, plus a row of additional stalls directly across the roadway when visitors arrive. And because this unit sits inside the complex, on the quieter internal road, traffic is limited to neighbours — so evenings on the balcony feel private and calm. Around you, Nolan Hill offers more than

just quiet streets. Within minutes you'll hit MAJOR SHOPPING HUBS like Beacon Hill or Sage Hill Crossing (Costco, T&T Supermarket, Home Depot, restaurants). Stoney Trail makes commuting simple, and playgrounds and parks dot the neighbourhood for everyday outdoor time. This is the kind of LOW-MAINTENANCE TOWNHOME that gives you the best of both worlds: lock-and-leave freedom with greenspace and pathways right at your door. Book a showing, step onto the balcony, and enjoy the view for yourself!