



**468 Nolan Hill Drive NW  
Calgary, Alberta**

**MLS # A2291092**



**\$430,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, On		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this bright and stylish 3 storey corner unit townhome in the sought-after community of Nolan Hill, offering over 1,325 sq. ft. of living space in a very well-managed complex close to parks, ponds, pathways, shops, and restaurants. The main living level features 9’ ceilings and an open-concept layout with a spacious living room, dining area, and a modern kitchen complete with quartz countertops, stainless steel appliances, updated lighting and hardware, and a large central island. Sliding doors off the dining area lead to a sunny south-facing deck. Upstairs you’ll find two spacious bedrooms, each with its own 4-piece ensuite, making this an ideal layout for roommates, guests, or a home office setup. The primary bedroom also features a walk-in closet. A main level powder room & laundry room add extra convenience. The entry level offers a welcoming foyer and access to the attached single garage with additional storage/mechanical space. Located just minutes from major shopping including Costco, Walmart, Home Depot and Canadian Tire, along with restaurants, schools, playgrounds, and extensive walking paths throughout the community. A great opportunity for first-time buyers, professionals, or investors looking for low-maintenance living in a fantastic NW community.