



**905, 428 Nolan Hill Drive NW
Calgary, Alberta**

MLS # A2291618



\$425,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,195 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Composite Siding, 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		

Inclusions: N/A

Welcome to this beautifully maintained 3-level townhome in the highly desirable community of Nolan Hill! Offering 1,194 sq ft of bright, functional living space, this home features two primary bedrooms, each with its own private ensuite, making it ideal for roommates, guests, or small families. The open and inviting main floor is filled with natural light and offers a well-designed layout that's perfect for both everyday living and entertaining. The second floor also features a convenient half bathroom, ideal for guests and everyday functionality. Step outside to your south-facing deck with a built-in BBQ gas line—the perfect spot to relax and enjoy warm summer evenings. One of the bedrooms also features a Juliet-style balcony, offering fresh air and a nice open feel. Parking is a breeze with a single attached garage plus room to park a second vehicle in the driveway, giving you two parking spots, along with plenty of visitor parking nearby for guests. Additional highlights include low condo fees for easy, low-maintenance living and a new hot water tank installed this year, providing added peace of mind. The location is fantastic with quick access to major roadways and close proximity to shopping and everyday amenities at Beacon Hill Centre and Sage Hill Crossing, plus restaurants, grocery stores, and services just minutes away. Whether you're a first-time buyer, investor, or looking for low-maintenance living, this move-in ready home offers the perfect blend of comfort, convenience, and lifestyle. A wonderful place to call home!