



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

MLS # A2300932



\$610,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Built-In Microwave, All Attached Shelving, Wooden Shelving in Basement, Hood Fan, Nest Thermostat

****OPEN HOUSE Sunday, April 19, 1:00pm - 4:00pm **** Welcome to a home that brings a more connected, elevated style of living to the suburbs. With over 1,800 square feet and a green space right across the street, this is where everyday life feels open, functional, and easy. The main floor is designed for how you actually live. The kitchen offers generous counter space, a walk-in pantry, and a layout that keeps you part of the conversation whether you’re cooking, hosting, or just easing into your morning at the breakfast bar. The dining area comfortably handles both weeknight dinners and larger gatherings, all within a space that flows naturally from one area to the next. A dedicated tech centre adds a practical touch, giving you a built-in spot for work, school, or keeping day-to-day life organized. Upstairs, the bonus room gives you flexibility without compromise. It can be a cozy media space, a playroom, or a second work zone depending on what life looks like for you. Three well-sized bedrooms include a comfortable primary retreat with its own ensuite, along with a full second bathroom for family or guests. The backyard is set up for low-maintenance living, featuring a composite deck that’s ready for summer evenings and easy weekends. A double detached garage adds everyday convenience, while air conditioning, installed in 2021, keeps things comfortable when temperatures rise. There’s also confidence in the updates that matter. The siding was replaced in 2024, the roof in 2025, and the basement offers rough-in plumbing, giving you the option to expand your living space when the time is right. Living here means having room to breathe without feeling removed. The green space across the street becomes part of your routine, and with a new Catholic school opening in 2027 within walking distance, there’s long-term value built into

the location. Set in the growing community of Nolan Hill with quick access to Stoney Trail, shopping, and everyday amenities, this is a home that balances convenience with a thoughtful, easygoing lifestyle. Book a showing with your favourite REALTOR® today!