

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

MLS # A2244754



\$444,990

Division:	Nolan Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Open House this Saturday and Sunday, 2nd and 3rd, from 12-2pm! Welcome to your new home in the vibrant and family-friendly community of Nolan Hill. This bright, beautifully maintained townhouse offers the perfect blend of style, comfort, and everyday convenience. With a beautiful south-facing exposure, natural sunlight pours in all day long—keeping the home warm in winter, energy-efficient year-round, and never feeling dark or cold. Inside, you’ll find an open-concept main floor with stylish laminate flooring, a modern kitchen featuring quartz countertops and a corner pantry, and two spacious patios—one off the dining area, perfect for entertaining, and another off the primary bedroom for peaceful morning coffee moments. Thoughtfully designed for today’s lifestyle, the home includes 2 generous bedrooms, 2 full bathrooms, a main floor powder room, and an attached garage, great curb appeal and a low-maintenance yard. Available for quick possession, this home is move-in ready—perfect if you’re looking to settle in before the school year or just want to make a smooth, stress-free transition. Nolan Hill is known for its parks, scenic ponds, and walking paths—and this home puts you close to it all. Schools, shopping, and dining are just minutes away, including quick access to Shaganappi Trail and Costco. Plus, a brand-new K–9 school is currently under construction nearby, making this an even smarter choice for families planning for the future. Don’t miss your chance to this bright, welcoming home in one of NW Calgary’s most sought-after neighbourhoods. Book your showing today!