

22 Nolan Hill Gate NW
Calgary, Alberta

MLS # A2258406



\$459,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,474 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: na

Welcome to 22 Nolan Hill Gate NW, an elegant end-row townhome that blends sophisticated design with the vibrancy of one of Calgary's most sought-after northwest communities. Bathed in natural light from oversized windows and dual French doors, the open-concept main floor centers around a chef-inspired kitchen featuring a quartz-clad island with raised bar, full-size fridge, walk-in pantry, and generous counter and cabinet space. The bright dining area opens seamlessly to a private deck, perfect for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, Juliette balcony, and abundant natural light. Upstairs, the primary suite offers a king-sized retreat with a walk-in closet and spa-style ensuite, while two additional bedrooms and a beautifully appointed full bath complete the upper level. A double attached garage and convenient upper laundry add to the ease of everyday living. Set amid rolling hills, winding pathways, and scenic ravines, Nolan Hill is celebrated for its thoughtful blend of nature and modern convenience. Residents enjoy access to lush parks, playgrounds, and extensive walking trails, as well as a wealth of nearby amenities including boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services within minutes, plus excellent connectivity offering a short commute to downtown Calgary, Nolan Hill provides the rare combination of tranquility, community, and convenience. This home is not just a residence, but an invitation to live exceptionally in one of Calgary's premier neighbourhoods.