



438 Nolan Hill Drive Calgary Alberta

\$476,900

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 rare 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 with great curb appeal and a low-maintenance yard. 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 own a bright, welcoming home in one of NW Calgary's most sought-after neighbourhoods. Book your showing today! (id:6769)

Primary Bedroom 11.92 Ft x 11.33 Ft

Bedroom 15.33 Ft x 10.17 Ft

3pc Bathroom 8.33 Ft x 4.83 Ft

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Foyer 14.17 Ft x 3.83 Ft

Kitchen 9.42 Ft x 12.17 Ft

Pantry 4.17 Ft x 3.83 Ft

Dining room 7.33 Ft x 10.42 Ft

Laundry room 3.92 Ft x 2.92 Ft

2pc Bathroom 4.42 Ft x 4.92 Ft

Listing Presented By:



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