



438 Nolan Hill Drive Calgary Alberta

\$414,900

Welcome to this beautifully maintained townhome in the desirable community of Nolan Hill. Offering just over 1,300 sq. ft. of living space, this property combines comfort, style, and convenience. The home features two spacious primary bedrooms, each with its own ensuite, and a total of 2.5 bathrooms. The larger primary suite includes a walk-in closet and a charming Juliet balcony. On the main level, enjoy 9-foot ceilings, an open-concept layout, and a well-equipped kitchen complete with stainless steel appliances, quartz countertops, and a large center island. A south-facing balcony extends your living space outdoors, providing the perfect spot to relax or entertain, with mature trees offering a touch of shade and privacy. Additional highlights include an attached single car garage and low condo fees, making this home both practical and low-maintenance. Located in a well-serviced area, you're just minutes from Costco, Walmart, Home Depot, Canadian Tire, schools, playgrounds, and a variety of restaurants and cafes. Walking paths throughout the community add to the lifestyle appeal. This home is an excellent choice for first-time buyers or investors seeking a modern, move-in ready property in a vibrant location. Don't miss this opportunity—contact your favorite REALTOR(R) today to book a showing! (id:6769)

Foyer 14.17 Ft x 3.83 Ft

Furnace 9.83 Ft x 8.67 Ft

2pc Bathroom 4.50 Ft x 4.92 Ft

Dining room 10.50 Ft x 7.33 Ft

Kitchen 13.50 Ft x 12.42 Ft

Living room 14.42 Ft x 11.33 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 12.00 Ft x 11.50 Ft

Primary Bedroom 10.25 Ft x 15.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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