

# \$444,990 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2244754

**\$444,990**

2 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

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&#8209;9 school is currently under construction nearby, making this an even smarter choice for families planning for the future.

Don&#8217;t miss your chance to this bright, welcoming home in one of NW Calgary&#8217;s most sought-after neighbourhoods. Book your showing today!

Built in 2017

**Essential Information**

MLS® #	A2244754
Price	\$444,990
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	438 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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