\$524,900 - 205, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2221828

\$524,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

It's rare to find a beautiful townhouse in such a coveted locationâ€"backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views.

Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living roomâ€"perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closetâ€"creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor.

The fully developed basement adds even more versatility with a large rec roomâ€"ideal as an additional living space, home office, or entertainment area.

This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct







access to walking paths and serene pond views.

Located in the highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways.

Built in 2017

Essential Information

MLS® # A2221828

Price \$524,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,304 Acres 0.03 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 205, 428 Nolan Hill Drive Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0V4

Amenities

Amenities Parking, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space, No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 33
Zoning M-1
HOA Fees 75

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

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