

\$450,000 - 1103, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2260579

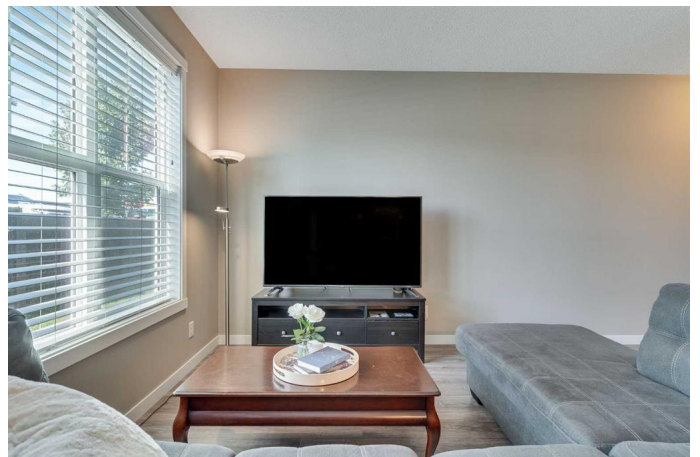
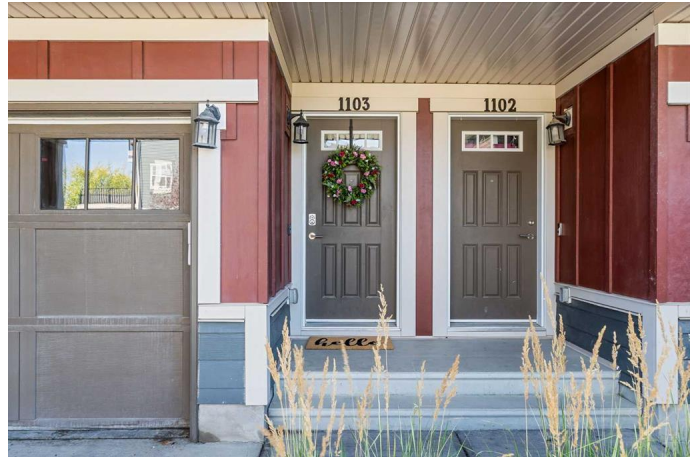
\$450,000

4 Bedroom, 4.00 Bathroom, 1,295 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSES: Saturday, November 8, 1:00-3:00pm & Sunday, November 9 from 12:00-2:00pm. This charming townhouse combines style, comfort & functionality with a layout designed for everyday living. Step into a bright, open-concept main floor where a spacious living room with a custom built-in library wall flows seamlessly into the dining area. The kitchen is both beautiful & practical, featuring rich walnut-stained cabinetry, quartz countertops, a breakfast bar & easy-care vinyl plank flooring, with sliding patio doors leading to your private outdoor space, perfect for summer BBQs or evening relaxation. A convenient half bath completes the main level. Upstairs, discover three well-appointed bedrooms, including a primary suite with its own walk-in closet & private ensuite, while the additional bedrooms share a full bath. The fully finished basement extends the living space with a cozy family room, fourth bedroom, full bathroom & laundry area, making it ideal for growing families or guests alike. Complete with a single attached garage plus parking on the driveway for one more vehicle, and backing onto a lush green space with trees, and benches that invite you to slow down & enjoy nature right outside your door. The vibrant community of Nolan Hill is known for its scenic ravines, parks, playgrounds & miles of walking paths. With easy access to shopping centres, schools, restaurants & major roadways, this property offers the perfect blend of comfort, convenience & community living.



Built in 2015

Essential Information

MLS® #	A2260579
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,295
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1103, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

Amenities

Amenities	Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Front Drive, Single Garage Attached, Garage Faces Front
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	45
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.