

\$434,999 - 303, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2241992

\$434,999

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

NEW PRICE ..NEW PRICE... Stylish and Modern Townhouse Condo in the Heart of Nolan Hill. Welcome to this exceptional two-bedroom, 2.5-bathroom townhouse condo nestled in the quiet NW community of Nolan Hill. This beautifully designed home offers the perfect blend of contemporary comfort and everyday convenience, making it ideal for professionals, small families, or savvy investors. Enter this home from your attached garage or the front entry and make your way up to the bright and open main floor featuring durable vinyl plank flooring and soaring ceilings that enhance the sense of space and light. The thoughtfully designed kitchen is a modern chef's dream, complete with quartz countertops, stainless steel appliances, and a corner pantry that provides ample storage. Whether you're cooking a casual meal or entertaining guests, this kitchen is built to impress. The living and dining areas flow seamlessly onto the spacious south-facing balcony (10.5' x 10.5'), offering a sunny spot for morning coffee or evening relaxation. & DOESN'T STARE INTO YOUR NEIGHBOURS BALCONY. A convenient two-piece powder room rounds out the main level. Upstairs, both bedrooms are generously sized with plush carpet and each features a private four-piece ensuite bathroom and walk-in closet—an ideal layout for roommates, guests, or growing families. With dual primary suites, privacy and comfort are never compromised. The single-car finished



garage provides secure parking and additional storage, while the lower level utility room is equipped with a high-efficiency furnace and hot water tank, keeping your home comfortable and energy efficient year-round. Located just minutes from major shopping centers, schools, walking paths, and public transit, this pet-friendly complex delivers on location and lifestyle. And for those looking for a move-in-ready option, furniture is available and negotiable. This Nolan Hill gem checks all the boxes—style, space, and smart design in one of Calgary’s most vibrant and growing communities. Don’t miss your chance to call this townhouse home!

Built in 2016

Essential Information

MLS® #	A2241992
Price	\$434,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	303, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	90
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.