

# \$469,900 - 1103, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2260579

**\$469,900**

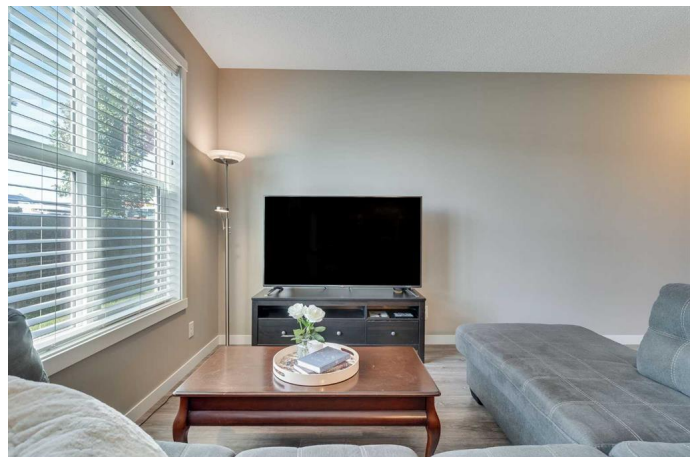
4 Bedroom, 4.00 Bathroom, 1,295 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

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          | \$469,900     |
| 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, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                       |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                      |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | None                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, 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 | 22                   |
| 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.