

# \$419,900 - 202, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2259954

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

SUNLIGHT AND PATHWAYS DEFINE THIS THREE-STOREY TOWNHOME IN NOLAN HILL. With its WEST-FACING exposure, evenings here come with golden light spilling across the living room and straight onto the MAIN BALCONY – a space large enough for a barbecue and a proper seating area, whether that’s a bistro set for dinners outside or a couple of lounge chairs for end-of-day unwinding. When you want something more private, the SECOND BALCONY off the primary bedroom gives you a quiet perch above the pathways, perfect for morning coffee. Your own peaceful retreat with visitor parking directly out front, and gorgeous ravine pathways to the back of the property.

Instead of a backyard that needs mowing, you get uninterrupted ACCESS TO A GREENBELT behind the complex. A central pathway links straight to Nolan Hill Pond and the wider community trail network – an easy launch point for dog walks, stroller loops, or a jog before work.

Inside, the layout is designed to keep routines smooth. The ground floor collects the entries, garage, and mechanicals in one place, so the main living level feels open and uncluttered. Laundry sits just off the kitchen, making chores easier to fold into daily life. Both third-floor bedrooms come with their own ENSUITES, which means no waiting for showers and no awkward guest situations. The primary also



adds a WALK-IN CLOSET, while the second bedroom doubles up with TWIN CLOSETS for extra storage.

Parking is straightforward: a SINGLE ATTACHED GARAGE, a DRIVEWAY for another vehicle, plus a row of additional stalls directly across the roadway when visitors arrive. And because this unit sits inside the complex, on the quieter internal road, traffic is limited to neighbours – so evenings on the balcony feel private and calm.

Around you, Nolan Hill offers more than just quiet streets. Within minutes you’ll hit MAJOR SHOPPING HUBS like Beacon Hill or Sage Hill Crossing (Costco, T&T Supermarket, Home Depot, restaurants). Stoney Trail makes commuting simple, and playgrounds and parks dot the neighbourhood for everyday outdoor time.

This is the kind of LOW-MAINTENANCE TOWNHOME that gives you the best of both worlds: lock-and-leave freedom with greenspace and pathways right at your door. Book a showing, step onto the balcony, and enjoy the view for yourself!

Built in 2017

### **Essential Information**

MLS® #	A2259954
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2017

Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	202, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Greenbelt, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 25th, 2025
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Days on Market	1
Zoning	M-1d100
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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