

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

MLS® #A2260579

**\$469,900**

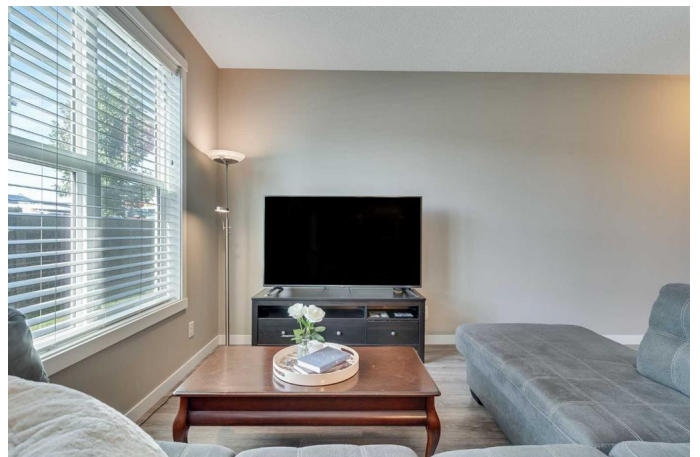
4 Bedroom, 4.00 Bathroom, 1,295 sqft

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 | 26                   |
| Zoning         | M-1 d100             |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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