

# \$449,900 - 444 Nolan Hill Drive Nw, Calgary

MLS® #A2218316

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

Imagine coming home to sunlight filtering through plantation shutters, casting warm patterns across the wide-plank flooring of this immaculate Nolan Hill townhome. The open-concept living area welcomes you with soothing neutral tones that create a relaxed, inviting atmosphere perfect for both quiet evenings and entertaining friends. The kitchen stands ready to inspire culinary creativity with its white-washed cabinetry, sleek quartz countertops, and stainless steel appliances. Nearby, the dining area invites family meals and friendly gatherings, while the adjoining family room offers a comfortable retreat at day's end. Just beyond, the outdoor deck provides additional space for enjoying morning coffee or summer evenings.

Upstairs, two well-proportioned bedrooms promise restful nights. The primary suite features a thoughtful walk-through closet leading to its private ensuite and includes its own charming Juliette balcony. The second bedroom with wall closets and its own ensuite bath serves equally well as guest accommodation or a productive home office. From the entry level with garage access, this thoughtfully designed townhome flows across three levels, blending form and function. Meticulously maintained with quality finishes throughout, this home enjoys a convenient northwest location with easy access to parks, shopping, restaurants, and transit in the vibrant Nolan Hill community.



Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218316      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,338         |
| Acres          | 0.26          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 444 Nolan Hill Drive Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R0V4                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Basement          | None                                                                |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Landscaped                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 52             |
| Zoning         | M-1            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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