

# \$449,900 - 22 Nolan Hill Gate Nw, Calgary

MLS® #A2258406

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to 22 Nolan Hill Gate NW, an elegant end-row townhome that blends sophisticated design, thoughtful upgrades, and the vibrancy of one of Calgary's most sought-after northwest communities. Bathed in natural light from oversized windows and dual French doors, the open-concept main floor centers around a chef-inspired kitchen featuring a quartz-clad island with raised bar, full-size fridge, walk-in pantry, and generous counter and cabinet space. The adjoining dining area opens to a private deck ideal for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, electric fireplace, and Juliette balcony. Pre-wired for surround sound, this space is ready to transform into your own home theatre experience.

Upstairs, the primary suite offers a king-sized retreat with an impressive walk-in closet and spa-style ensuite, finished with quartz counters and modern vessel sinks. Two additional bright bedrooms share a beautifully appointed full bath, and the convenience of an upstairs laundry makes daily living effortless. Additional upgrades elevate the home further, including air conditioning, JamesHardie fiber cement siding for durability and style, and a thoughtfully designed double attached garage with extra storage rooms, shelving, and electrical outlets. Outdoor living is equally inviting with both a sunny deck and a welcoming front patio space.

Set amid rolling hills, winding pathways, and



scenic ravines, Nolan Hill is celebrated for its blend of natural beauty and modern convenience. Residents enjoy lush parks, playgrounds, and extensive walking trails alongside boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services close by, plus excellent connectivity for a quick commute to downtown Calgary, Nolan Hill offers the rare combination of tranquility, community, and convenience. This home is not just a residence, but an invitation to live exceptionally in one of Calgary's premier neighbourhoods. Oh and I forgot to mention, the sellers have already completed a thorough professional deep clean top to bottom so move in today!!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258406      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,474         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 Nolan Hill Gate Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3R 0T9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows              |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Electric                                                                                               |
| Basement          | None                                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Corner Lot               |
| Roof              | Shingle                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 26                   |
| Zoning         | M-1 d100             |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

### Listing Details

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

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