

# \$665,000 - 138 Nolan Hill Drive Nw, Calgary

MLS® #A2260804

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

\*\*\*OPEN HOUSE - OCTOBER 4,

1:00-4:00PM\*\*\*This stunning one owner, 4

bedroom, 3.5 bath home in desired Nolan Hill in NW Calgary sits on a prime corner lot,

offering breathtaking open views of permanent green space in front. Located just two blocks from a new school currently under

construction, the home provides both convenience and privacy. With a south-facing right side, and an abundance of windows throughout, this property enjoys tons of natural

light all day. The spacious dining room features soaring 11-foot ceilings, while the main floor boasts 9-foot ceilings and elegant knockdown texture. The gourmet kitchen is

equipped with a pantry, granite countertops, stainless steel appliances, and shaker-style painted and lacquered cabinetry, perfect for the home chef. The main floor also offers a

cozy gas fireplace in one of the two spacious living rooms, and a 2 piece bath with main floor laundry. Upstairs, youâ€™ll find the large

master suite, a true retreat, with a four-piece en suite featuring a separate tub and shower, and a spacious walk-in closet, wall a/c unit, two additional bedrooms and a main bath. If

this is not enough, there is a separate side entrance with poured concrete walkway leading you directly to the fully finished basement which features a large bedroom, 4

piece bathroom, separate laundry, family room, and roughed-in kitchen with tiled floor and stove plug-in all done by the builder, making it an ideal space for extended family or



rental income.

Outdoor enthusiasts will appreciate the ample parking options (up to 8 vehicles in total), including RV parking for up to a 35-foot trailer, with a 30-amp RV plug on the side of the garage. The property also features a back deck, a covered front porch, as well as a ground-level patio with a fire pit, perfect for relaxing or entertaining. The fenced backyard has a large gate for vehicle access and low-maintenance landscaping on both sides and the rear of the home. A large shed is conveniently located beside the garage for additional storage. The oversized, insulated, and heated garage is a mechanic’s dream. It is equipped with 5 x 15-amp circuits, smart thermostat, central vac, and shelving offering plenty of space for storage, projects and vehicles. With a paved alley, you’ll also never have to worry about muddy tires in the garage. With a newly installed roof featuring class-four hail-resistant Malarkey shingles, this home is built to last. Additional perks include a hot water tap outside, a frost-free faucet, and easy access to all essential amenities—stores, restaurants, parks, medical offices, and more—just a short walk away. This is truly a one-of-a-kind property! Don’t wait, call now for a private tour!

Built in 2013

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2260804  |
| Price          | \$665,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,520     |

|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 138 Nolan Hill Drive Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0M7                 |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                                                                 |
| Parking Spaces | 8                                                                                                                                                |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Rear Drive |
| # of Garages   | 2                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings               |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full, Exterior Entry                                                                                                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Entrance, Private Yard, RV Hookup, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Storage                                                                                                                                              |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle                                                                                                                                      |
| Construction    | Stone, Vinyl Siding, Wood Frame                                                                                                                      |
| Foundation      | Poured Concrete                                                                                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 11                |
| Zoning         | DC                |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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