

# \$444,990 - 438 Nolan Hill Drive Nw, Calgary

MLS® #A2244754

**\$444,990**

2 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.26 Acres

Nolan Hill, Calgary, Alberta

Open House this Sunday, Aug 10th, from 1-3pm! Welcome to your new home in the vibrant and family-friendly community of Nolan Hill. This bright, beautifully maintained townhouse offers the perfect blend of style, comfort, and everyday convenience. With a beautiful south-facing exposure, natural sunlight pours in all day long—keeping the home warm in winter, energy-efficient year-round, and never feeling dark or cold.

Inside, you™ll find an open-concept main floor with stylish laminate flooring, a modern kitchen featuring quartz countertops and a corner pantry, and two spacious patios—one off the dining area, perfect for entertaining, and another off the primary bedroom for peaceful morning coffee moments.

Thoughtfully designed for today™s lifestyle, the home includes 2 generous bedrooms, 2 full bathrooms, a main floor powder room, and an attached garage, great curb appeal and a low-maintenance yard.

Available for quick possession, this home is move-in ready—perfect if you're looking to settle in before the school year or just want to make a smooth, stress-free transition.

Nolan Hill is known for its parks, scenic ponds, and walking paths—and this home puts you close to it all. Schools, shopping, and dining are just minutes away, including quick access



to Shaganappi Trail and Costco. Plus, a brand-new K&#8209;9 school is currently under construction nearby, making this an even smarter choice for families planning for the future.

Don&#8217;t miss your chance to this bright, welcoming home in one of NW Calgary&#8217;s most sought-after neighbourhoods. Book your showing today!

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244754      |
| Price          | \$444,990     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.26          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 438 Nolan Hill Drive Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0V4                 |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|              |                                    |
|--------------|------------------------------------|
| Parking      | Off Street, Single Garage Attached |
| # of Garages | 1                                  |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Basement          | None                                                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Concrete, Wood Frame      |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 28               |
| Zoning         | M-1              |
| HOA Fees       | 75               |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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