

\$450,000 - 438 Nolan Hill Boulevard Nw, Calgary

MLS® #A2227530

\$450,000

2 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.00 Acres

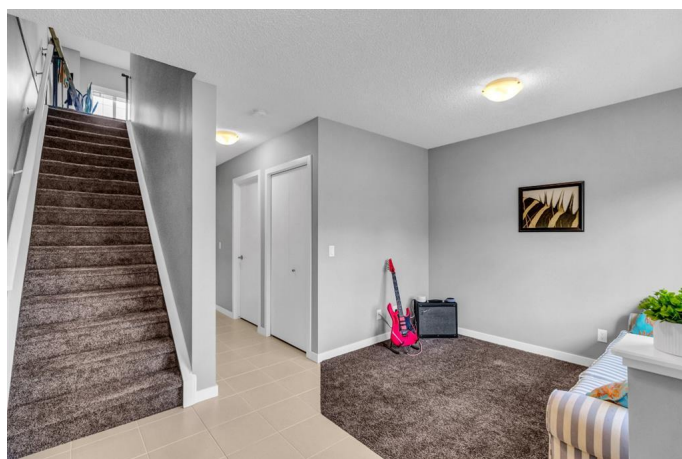
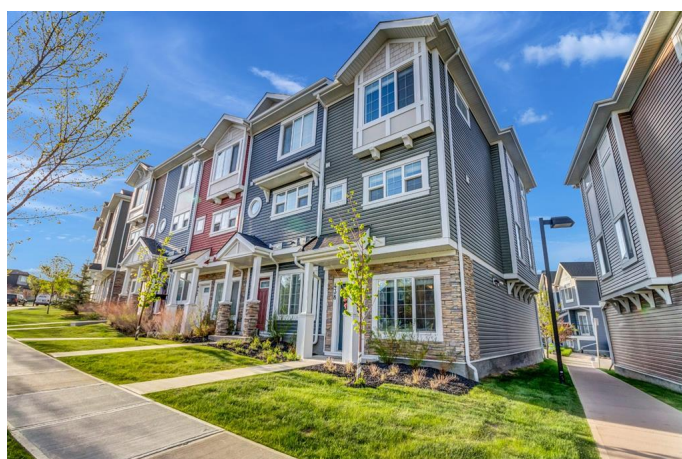
Nolan Hill, Calgary, Alberta

What an amazing opportunity to own a 1300 sqft END UNIT townhouse with dual primary bedrooms and fully loaded with upgrades + air conditioning! Welcome to 438 Nolan Hill Boulevard! As you enter this spacious property, you are greeted by a open flex space/den which could be used as an office or a secondary living room. Up the stairs to the main floor, there are 9 foot ceilings and a bright open floor plan which includes the living room opening up to the balcony, center dining area, and a fully loaded kitchen with tons of counter space, stainless steel appliances, quartz countertops, and full height cabinets. This floor also includes a convenient powder room around the corner from the kitchen. Upstairs, you get 2 LARGE primary bedrooms each with its own private ensuite with quartz counters. Don't forget the parking as this place comes with a oversized single car garage, a single car driveway, and the tons of street parking in front. Call your agent to book a showing before this sells!

Built in 2016

Essential Information

| | |
|------------|-----------|
| MLS® # | A2227530 |
| Price | \$450,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,344 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 438 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0Y1 |

Amenities

| | |
|----------------|--|
| Amenities | Other, Park, Playground, Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Track Lighting |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 61 |
| Zoning | M-1 d100 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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