

\$474,900 - 480 Nolan Hill Drive Nw, Calgary

MLS® #A2254783

\$474,900

4 Bedroom, 4.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

**** End Unit Backing onto green space with
Builder Developed Finished Basement

Welcome to your dream home, Welcome to 480 Nolan Hill Drive NW. An END unit townhouse which has Green Space on the back that offers unmatched suburban living with innovative urban style in the community of Nolan Hill.

This home is within 3 minutes of walking distance of pathways, parks, ponds, local shops, restaurants, and bars. A must-see house which shows 10 out of 10. The main level features an open concept layout with 9-foot ceilings and a large kitchen island. The main level features lots of natural lighting and an open concept living space with the windows opening to the green space. The dining room has plenty of space to cater your guests. Step into the dreamy kitchen where there's plenty of cabinet space, upgraded stainless steel appliances and an eat-in kitchen island! The 2-piece bathroom completes the main level.

There is a cross breeze by the kitchen window that is great on those hot summer days. The sliding door off the dining area leads you out to a large deck which has greenspace behind. A perfect place to hang out with family & friends while using your grill.

Upstairs features a large master bedroom with ensuite bathroom and two other good-sized bedrooms, along with another 3-piece



washroom.

Don't forget to see the builder developed basement which has big windows, a large living room, a bedroom with full washroom. The basement also has a laundry and storage area.

This home is perfect for the first-time home buyer or investor. Come see the benefits of owning a townhouse. You get your privacy and space, yet you don't have to worry about snow removal and lawn care. Book an appointment to view it today.

Built in 2016

Essential Information

MLS® #	A2254783
Price	\$474,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	480 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

Amenities

Amenities	Visitor Parking, Other
-----------	------------------------

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Garage Control(s)
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed, Other, Veneer
Foundation	Other

Additional Information

Date Listed	September 11th, 2025
Days on Market	45
Zoning	M-1 d100
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.