\$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-peace







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 50

Zoning M-1 d100

HOA Fees 75

HOA Fees Freq. ANN

Listing Details

Listing Office URBAN-REALTY.ca

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