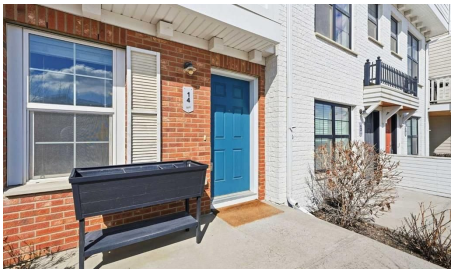
14 Nolan Hill Gate NW

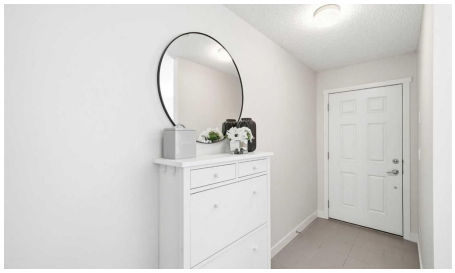
Calgary | Active | MLS® A2321431

$365,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**1,424.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

PRICE IMPROVEMENT! When you’re searching for your next home, you want to buy from a someone who not only took care of the property, but has PRIDE OF OWNERSHIP. This IMMACULATE HOME at The Post in Nolan Hill, where convenience and lifestyle is the focal point! The unique CURB APPEAL with brick and durable COMPOSITE SIDING while not compromising style shows both function and flair. This DOUBLE PRIMARY w/ ENSUITES layout is ideal for couples and young families, because who likes to share? The OPEN CONCEPT kitchen/living/dining rooms is highlighted by pristine HARDWOOD FLOORS and tile, updated dining light fixture, QUARTZ COUNTERS, stainless steel appliances, and 9 FT CEILINGS. Downstairs you’ll find an extra DEN/FLEX SPACE on it’s own floor, great for work-from-home setups, or having additional privacy. What makes this home so convenient you are STEPS AWAY from the strip mall: gym, childcare centre, doctor, dentist, optometrist, pharmacy, vet, a several restaurants right at your fingertips. GROCERIES and essentials are an easy 4 min drive to T&T, Walmart, and Sobeys. For young families or couples planning, imagine walking on 5 mins to PLAYGROUND and POND and PATHWAY for outdoor fun. There is also a future elementary school (3 mins). Come see why this home stands out from the rest, and is the destination for your next chapter!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321431
Bedrooms	2
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,424.81 sq. ft.

Main Level Finished Area:	261.84 sq. ft.
Upper Level Finished Area:	1,162.97 sq. ft.
Condo Fee:	$412.39
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	4,402 sq. ft.
Lot Frontage:	14' 1/8 "
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1411875
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Fireplace Details:	None
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Faces Rear, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	TV Mount
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Living Room · 11'2" × 8'9" ·

2nd Floor	Family Room · 16'8" × 13'3" ·
2nd Floor	Dining Room · 9'6" × 9'2" ·
2nd Floor	Kitchen · 12'8" × 9'2" ·
3rd Floor	Bedroom - Primary · 12'10" × 10'10" ·
3rd Floor	Bedroom · 13'5" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Fruit Trees/Shrub(s), Interior Lot, Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Jun 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-nolan-hill-gate-nw-calgary-a2321431/

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