143 Nolan Hill Boulevard NW

Calgary | Active | MLS® A2349866

$439,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**1,291 sq. ft.**

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Listed by RE/MAX First

A closer look

Enjoy the outdoors close to home! With nearby natural green space and winding walking and cycling pathways, this Nolan Hill townhouse offers an appealing balance of outdoor recreation and everyday convenience. Featuring three bedrooms, 2.5 bathrooms, a covered balcony and a side-by-side double attached garage, 143 Nolan Hill Boulevard NW provides approximately 1,291 sq. ft. above grade, plus 222 sq. ft. of developed basement space.

The bright, open main floor connects the kitchen, dining and living areas, creating a comfortable setting for entertaining or relaxing at home. Large windows welcome natural light, while warm wood-look flooring and a rich accent wall give the space personality. The kitchen features stainless steel appliances, ample cabinetry, a mosaic tile backsplash and a peninsula with an extended counter for casual seating. A built-in desk with matching cabinetry offers a convenient workspace for studying, working from home or keeping daily life organized. Step onto the covered balcony for morning coffee or a quiet evening outdoors. A two-piece bathroom completes the main floor.

Upstairs, the primary bedroom features a walk-in closet with built-in organizers and a three-piece ensuite with a glass-enclosed shower. Two additional bedrooms offer space for family, guests or a home office, complemented by a four-piece bathroom and convenient upper-floor laundry.

The developed basement provides a flexible room for a home gym, office or media space. The double attached garage adds side-by-side parking and storage for bikes, tools and seasonal gear.

Beyond the home, the surrounding natural landscape is a standout feature. Enjoy a stroll along the nearby paved pathways, head out for a bike ride or simply appreciate having open green space close by. Nearby shopping and services add convenience to a location that makes it easy to get outdoors and enjoy your neighbourhood.

Comfortable living, practical spaces and an inviting outdoor setting. Come discover your next chapter in Nolan Hill!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349866
Bedrooms	3
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,291 sq. ft.
Main Level Finished Area:	605 sq. ft.
Upper Level Finished Area:	687 sq. ft.
Condo Fee:	$397.98
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1411674
Heating:	Forced Air
Basement:	Partial, Finished, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Laundry Room, Upper Level
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Trinity
Community:	Nolan Hill
Amenities:	Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Curtains
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes

Main Floor	Entrance · 7'1" × 4'3" ·
Main Floor	Living Room · 11'5" × 10'10" ·
Main Floor	Dining Room · 10'6" × 7'4" ·
Main Floor	Kitchen · 12'8" × 9'1" ·
Main Floor	Flex Space · Measurements not available ·
Upper Level	Bedroom - Primary · 11'7" × 10'10" ·
Upper Level	Bedroom · 11'1" × 9'6" ·
Upper Level	Bedroom · 9'3" × 9' ·
Upper Level	Laundry · 3'6" × 3'4" ·
Basement	Family Room · 10' × 8'6" ·
Basement	Furnace/Utility Room · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Lighting, Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Environmental Reserve, Greenbelt, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-2M
Listed Date:	Oct 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/143-nolan-hill-boulevard-nw-calgary-a2349866/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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