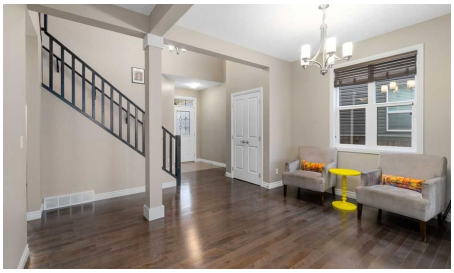
278 Nolan Hill Boulevard NW

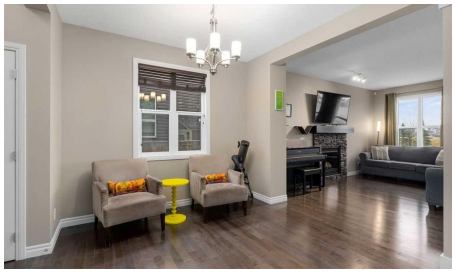
Calgary | Active | MLS® A2359416

$934,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2014**	**2,443 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

BACKING ONTO SOCCER FIELDS & GREENSPACE | BRAND-NEW 2-BEDROOM LEGAL SUITE | WALK-UP SEPARATE ENTRANCE | 2400 SF | NOLAN HILL

Welcome to this exceptional 2400+ square foot detached two-storey home in the highly desirable community of Nolan Hill. Offering an incredible combination of space, functionality, and income potential, this property features a brand-new 2-bedroom legal basement suite, complete with a newly poured concrete side walk-up entrance with roof, all while backing directly onto soccer fields and beautiful greenspace!

The main floor offers a bright and spacious open-concept layout, perfect for everyday family living and entertaining. Large windows capture the surrounding views and allow natural light to pour throughout the home. The generous kitchen provides a walk-through pantry, plenty of counter space, and a large central island, seamlessly connecting to the dining area and inviting living room. Whether hosting family gatherings or enjoying a quiet evening at home, this layout offers the perfect balance of comfort and functionality.

Upstairs, you'll find generously sized bedrooms, a spacious primary retreat, and additional living space ideal for a growing family. With over 2400 SF above grade, there is plenty of room for everyone to enjoy.

The real bonus is the brand-new 2-bedroom legal basement suite, offering an incredible opportunity for rental income or multi-generational living. Thoughtfully designed with its own separate living space and private access, the legal suite features a newly poured concrete side walk-up entrance with roof, providing excellent privacy and convenience for both homeowners and tenants. The kitchen features quartz counters and generous cabinetry. Two fair sized bedrooms and a gorgeous 3-bath, with shower niche and excellent tile complete this space. The utility room is separate and owner-accessible at all times and has three furnaces. Added bonus is 2 city bus stops within a 30 seconds walk, which also serves as pick up points for kids on their way to school.

Step outside and enjoy one of the property's most desirable features - directly backing onto soccer fields and greenspace with no immediate rear neighbours. Enjoy unobstructed views, open surroundings, and the convenience of having recreational space right outside your backyard. It's the perfect setting for families, outdoor enthusiasts, and anyone who appreciates a little extra breathing room.

Located in the popular community of Nolan Hill, you're just minutes from parks, playgrounds, schools, shopping, restaurants, walking paths, and major roadways, with convenient access to everything Calgary has to offer.

Whether you're looking for a spacious family home with additional rental income, a multi-generational living opportunity, or simply a property in an outstanding location, this home checks all the boxes.

A rare combination of size, location, greenspace views, and a brand-new legal suite - book your private showing today!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2359416
Bedrooms	5
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,443 sq. ft.
Main Level Finished Area:	1,030 sq. ft.
Upper Level Finished Area:	1,413 sq. ft.
Below Grade Finished Area:	967 sq. ft.
Acreage:	No
Lot Area:	4,294 sq. ft.
Lot Frontage:	34'1"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2014 (Age: 12)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1310239
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Nolan Hill

Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Dishwasher in Suite, Microwave Hood Fan in Suite
Restrictions:	None Known
Main Floor	Living Room · 18'5" × 14'4" ·
Main Floor	Kitchen · 15'1" × 12' ·
Main Floor	Pantry · 7'4" × 4'11" ·
Main Floor	Dining Room · 12' × 7'10" ·
Main Floor	Family Room · 17'2" × 13' ·
Main Floor	Mud Room · 10'7" × 5' ·
Main Floor	Foyer · 5' × 4'7" ·
Upper Level	Bonus Room · 18'5" × 15'6" ·
Upper Level	Laundry · 8'2" × 5'3" ·
Upper Level	Walk-In Closet · 9'10" × 6'3" ·
Upper Level	Bedroom - Primary · 14'6" × 13'10" ·
Upper Level	Bedroom · 11'7" × 9'11" ·
Upper Level	Bedroom · 14'3" × 11'8" ·
Basement	Furnace/Utility Room · 17'1" × 16'8" ·
Basement	Storage · 6'9" × 3'4" ·
Basement	Kitchen · 17'10" × 16'4" ·
Basement	Bedroom · 12'7" × 8'9" ·
Basement	Bedroom · 14'1" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Lawn, Level, No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/278-nolan-hill-boulevard-nw-calgary-a2359416/

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