286 Nolan Hill Boulevard NW

Calgary | Active | MLS® A2331809

$950,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**2,732 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Designed with families in mind, this beautifully appointed, original-owner home in Nolan Hill offers an exceptional layout, stunning outdoor living, & an unbeatable location backing onto expansive green space with two soccer fields, baseball diamonds, & a brand-new Catholic K-9 school just across the park! The solar panels substantially reduce the electricity bills, even bringing them to as low as zero in the summer!! A spacious front foyer welcomes you with a built-in storage bench & a large walk-in closet, while the bright, open-concept main floor is ideal for everyday living & entertaining. The chef-inspired kitchen features a massive island with an eating bar, white quartz countertops, abundant cabinetry, & an oversized walk-in pantry. The inviting living room is anchored by a striking Valor gas fireplace with a white stone surround, & the main floor den with double French doors provides the perfect home office or study. Upstairs, the expansive bonus room with a charming window seat is ready for movie nights or family gatherings. The soundproofed laundry room is thoughtfully designed with a sink & linen closet, while four generously sized bedrooms include an impressive primary retreat overlooking the back yard & green space with spacious walk-in closet & dream ensuite with 2 sinks, soaker tub & large separate shower. The professionally finished basement (2022, with permits) expands your living space with a large family room featuring projector, theatre lighting & a painted screen wall, a stylish wet bar, & a full 4-piece bathroom. Step outside to your private backyard oasis, complete with composite decking, a stone patio, an outdoor kitchen area, gazebo, mature landscaping, & plenty of room to relax or entertain while enjoying uninterrupted views of the park behind. Additional features include central air conditioning, a double attached garage with a bike pulley storage system, solar panels (2023), tankless hot water heater, water softener (2025), upgraded Valor fireplace, new shingles (2025), & over $75,000 in backyard landscaping completed in 2025, including trees, garden beds, stone pathways, fencing, & more. With outstanding indoor & outdoor living spaces, thoughtful upgrades throughout, & an incredible location close to parks, schools, & amenities, this is the perfect place to call home!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331809
Bedrooms	4
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,732 sq. ft.
Main Level Finished Area:	1,156.85 sq. ft.
Upper Level Finished Area:	1,575.15 sq. ft.
Below Grade Finished Area:	1,080.99 sq. ft.
Acreage:	No
Lot Area:	5,177 sq. ft.
Lot Frontage:	28'9¼"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1310239
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Nolan Hill
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Washer/Dryer
Inclusions:	On-Demand Hot Water, TV Wall Mount, RI Central Vac, Bike Pulley System, Sonos System, 4K Projector, Permanent Lighting
Restrictions:	None Known
Main Floor	Foyer · 10'1" × 8'4" ·
Main Floor	Office · 10'11" × 10'5" ·
Main Floor	Living Room · 13'11" × 13'11" ·
Main Floor	Kitchen · 13'7" × 13' ·
Main Floor	Dining Room · 13' × 10'6" ·

Upper Level	Bonus Room · 19'6" × 18'11" ·
Upper Level	Bedroom - Primary · 16'3" × 14'11" ·
Upper Level	Walk-In Closet · 11'4" × 4'9" ·
Upper Level	Bedroom · 14'2" × 11'11" ·
Upper Level	Bedroom · 11'4" × 10'5" ·
Upper Level	Bedroom · 10'11" × 9'3" ·
Upper Level	Laundry · 8'7" × 6'3" ·
Basement	Game Room · 26'9" × 25'8" ·
Basement	Furnace/Utility Room · 14'2" × 14' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Wet Bar
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jul 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/286-nolan-hill-boulevard-nw-calgary-a2331809/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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