383 Nolan Hill Drive NW

Calgary | Active | MLS® A2346987

$629,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2014**	**1,790.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this well-maintained Nolan Hill home, proudly offered for sale by the original owner. Built by Morrison Homes, this property offers a functional layout, thoughtful updates, and excellent curb appeal in one of Calgary's popular northwest communities.

The main level features a bright and inviting layout with generous living space, a functional kitchen, dining area, and convenient access to the backyard. Upstairs, you'll find well-appointed bedrooms, including a comfortable primary retreat, along with additional space for family living.

One of the standout features is the extended, extra-wide driveway, providing ample parking for multiple vehicles and adding excellent everyday convenience. The wide garage offers additional room for vehicles, storage, and recreational equipment.

Recent updates provide added peace of mind, including a new roof installed in April 2026 with Class 4 shingles and a new hot water tank installed in 2025.

Located in the desirable community of Nolan Hill, this home is close to parks, pathways, shopping, restaurants, and major roadways. Adding even more appeal for families, a new K-9 school is currently under construction in the community, providing a future educational amenity close to home.

An excellent opportunity to own an original-owner home with important recent updates, generous parking, and a strong location in Nolan Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346987
Bedrooms	3
Bathrooms	3
Year Built	2014
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:	1,790.6 sq. ft.
Main Level Finished Area:	730.8 sq. ft.
Upper Level Finished Area:	1,059.8 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,854 sq. ft.
Lot Frontage:	38'8"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2014 (Age: 12)
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:	1313364
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$100.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Other
Appliances:	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Utility Right Of Way
Main Floor	Living Room · 14'2" × 12'9" ·
Main Floor	Dining Room · 10'5" × 10'2" ·
Main Floor	Kitchen · 13'6" × 10'3" ·
Main Floor	Pantry · 6'5" × 3'11" ·
Main Floor	Entrance · 12'7" × 10'6" ·

Upper Level	Bonus Room · 17'11" × 12'9" ·
Upper Level	Bedroom - Primary · 14'8" × 12'9" ·
Upper Level	Bedroom · 10'10" × 10' ·
Upper Level	Bedroom · 10'10" × 10' ·
Upper Level	Laundry · 6'7" × 3'11" ·
Upper Level	Walk-In Closet · 6'10" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/383-nolan-hill-drive-nw-calgary-a2346987/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.