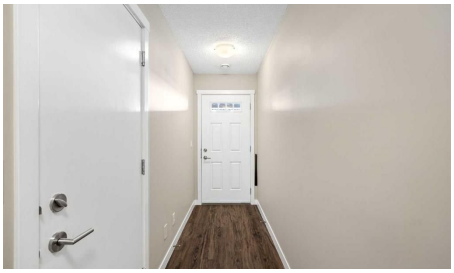
407 428 Nolan Hill Drive NW

Calgary | Active | MLS® A2354078

$394,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,329.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautifully refreshed end-unit townhome offering the perfect combination of comfort, functionality, and low-maintenance living, all with the added benefit of low condo fees! With new luxury vinyl plank flooring throughout, fresh paint, a newer furnace motor, and a brand-new hot water tank, this home is move-in ready.

The main entrance welcomes you inside, where you'll head upstairs to a bright and spacious open-concept living area. The kitchen features a large island with plenty of room for meal preparation and casual seating, flowing seamlessly into the dining area and generous living room. As an end unit, additional windows fill the space with natural light, creating a warm and inviting atmosphere. A conveniently located powder room completes this level.

Upstairs, you'll find two spacious primary bedrooms, each with its own full ensuite bathroom, offering an ideal layout for roommates, guests, or anyone who appreciates having their own private space.

Enjoy the convenience of in-suite laundry, a single attached garage, and your own outdoor patio space, perfect for relaxing or enjoying your morning coffee.

With its thoughtful floor plan, fantastic natural light, recent updates, and affordable condo fees, this end-unit townhome offers an exceptional opportunity for first-time buyers, downsizers, or anyone looking for an easy, low-maintenance lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354078
Bedrooms	2
Bathrooms	3
Year Built	2015
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:	1,329.06 sq. ft.
Main Level Finished Area:	596.21 sq. ft.
Upper Level Finished Area:	531.79 sq. ft.
Condo Fee:	$332.07
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
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:	1611652
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Nolan Park
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 10'6" × 7'3" ·

Main Floor	Kitchen · 13'4" × 12'4" ·
Main Floor	Living Room · 14'3" × 11'3" ·
Upper Level	Bedroom · 12' × 11'4" ·
Upper Level	Bedroom - Primary · 15'10" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-428-nolan-hill-drive-nw-calgary-a2354078/

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