426 Nolan Hill Boulevard NW

Calgary | Active | MLS® A2356318

$418,500









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,426.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Pull into an ELECTRIC HEATED GARAGE and head upstairs to a home where the big things are already handled. This ORIGINAL OWNER, exceptionally well maintained END-UNIT townhome in Nolan Hill offers 1,426 sq ft above grade across three thoughtful levels, with sun-filled interiors and no direct rear neighbours. The entry level welcomes you with BRAND NEW TILE FLOORING and an office with a large window, giving you a quiet place to work that sits well away from the rest of the house. Up on the main floor, the kitchen features dark cabinetry, quartz counters, a marble backsplash, and a peninsula for casual dining, with a stainless steel appliance package that includes a FULGOR gas range (2024), KitchenAid microwave (2024), and Maytag French door refrigerator, plus a KINETICO water softener and REVERSE OSMOSIS system. It flows into a dining area and a spacious living room brightened by an EXTRA SIDE WINDOW, with a patio door out to a FULL-WIDTH DECK where privacy screens and open views make a spot you will use from spring right through fall. CENTRAL AIR CONDITIONING keeps things cool when the heat picks up, and a powder room completes the level. Upstairs, the DUAL PRIMARY LAYOUT gives each of the two bedrooms its own private ensuite, with laundry right where you need it. This layout works for so many different lifestyles. Buying with a friend or sibling? Each of you gets your own bedroom and bathroom. Working from home? The office sits on its own level, away from the main living space. The heated garage opens off the rear driveway and comes with a side mount opener (2025) and TWO LARGE OVERHEAD STORAGE RACKS, so the bikes, gear, and seasonal storage all have a home. The driveway fits a second vehicle, and there is plenty of street parking out front for guests. A NEW ROOF (2025) and eavestrough round out the updates. Pathways, parks, and ponds run throughout the neighbourhood, Stoney Trail and Shaganappi Trail make downtown and the mountains equally straightforward, and Beacon Hill (Costco, Walmart, Home Depot) and Sage Hill shopping are minutes away. Click the multimedia link for floorplans and all photos. Call your favourite realtor and book a showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356318
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:	Townhouse
Total Living Area:	1,426.1 sq. ft.
Main Level Finished Area:	561.55 sq. ft.
Upper Level Finished Area:	564.58 sq. ft.
Condo Fee:	$305.39
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
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:	1610397
Heating:	Forced Air, Natural Gas
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Heated Garage, On Street, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Carnaby Heights
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Pets Allowed:	Call

Main Floor	Dining Room · 9'6" × 9'4" ·
Main Floor	Kitchen · 14'3" × 10'1" ·
Main Floor	Living Room · 14'4" × 13'3" ·
Upper Level	Bedroom · 10'8" × 10'5" ·
Upper Level	Bedroom - Primary · 11'4" × 10'9" ·
Lower Level	Foyer · 9'10" × 5'6" ·
Lower Level	Office · 9'10" × 7'7" ·
Lower Level	Furnace/Utility Room · 9'8" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/426-nolan-hill-boulevard-nw-calgary-a2356318/

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

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