479 Nolan Hill Drive NW

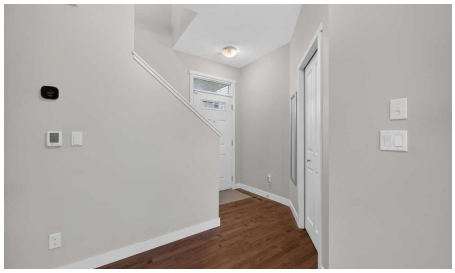
Calgary | Active | MLS® A2344320

$699,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,746 sq. ft.**

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Listed by Real Broker

A closer look

Bright, beautifully cared for, and built for the way a family actually lives, this Nolan Hill home gives you the space to grow without sacrificing the features that make a home feel special. With over 2,000 sq ft of finished living space, 3 bedrooms, 2.5 bathrooms, a finished basement, smart home features, and a beautifully landscaped backyard, there's a lot to love here.

Step inside and you're immediately greeted by an abundance of natural light. Large windows keep the main floor feeling bright and open throughout the day. At the heart of the home is a thoughtfully designed kitchen featuring a large island, walk-in pantry, plenty of storage, and a layout that makes everything from busy mornings to hosting friends feel easy. Smart home features throughout add another level of convenience to everyday living.

Head upstairs where a skylight brings even more natural light into the second level. The split bedroom layout offers added privacy and flexibility, with the primary bedroom tucked away on one side, complete with a spacious ensuite featuring a jetted tub and separate shower. On the other side, the additional bedrooms offer plenty of flexibility for kids, guests, or a home office.

Downstairs, the fully finished basement adds another comfortable living space to the home. The rec room is set up for the ultimate movie night, with the existing home theatre equipment available to be included with the home. An additional flex space is perfect for a small office, kids' play area, gaming setup, or extra storage. A large utility room adds an impressive amount of additional storage, something you'll find no shortage of throughout this home.

Outside, the beautifully landscaped backyard creates a space you'll actually want to spend time in, whether you're entertaining, relaxing, or letting the kids play. The oversized double attached garage provides plenty of additional storage alongside room for your vehicles. With parks, schools, shopping, groceries, and everyday amenities close by, this is a home that gives you the space, storage, and flexibility to settle in and grow.

Bright, functional, thoughtfully designed, and ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344320
Bedrooms	3
Bathrooms	3
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:	1,746 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,230 sq. ft.
Lot Frontage:	30'4¼"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2015 (Age: 11)
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:	Fireplace Insert, Forced Air, Humidity Control, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Full
Fireplaces:	2
Fireplace Details:	Bedroom, Electric, Gas, Gas Log, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Humidifier, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	Call Listing agent
Restrictions:	None Known
Main Floor	Living Room · 14'6" × 12' ·
Main Floor	Kitchen · 13' × 11' ·
Main Floor	Pantry · 4'10" × 4'10" ·

Main Floor	Dining Room · 10'11" × 8'5" ·
Main Floor	Foyer · 4'5" × 4'3" ·
Main Floor	Mud Room · 7'1" × 4'7" ·
Upper Level	Family Room · 11'11" × 10'10" ·
Upper Level	Bedroom - Primary · 15'11" × 11'7" ·
Upper Level	Bedroom · 12'7" × 9'11" ·
Upper Level	Bedroom · 11'3" × 8'11" ·
Upper Level	Laundry · 5'11" × 4'11" ·
Basement	Game Room · 20'4" × 10'6" ·
Basement	Flex Space · 11'11" × 9'9" ·
Basement	Furnace/Utility Room · 17'6" × 13'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Bathroom Rough-in, Built-in Features, Granite Counters, Jetted Tub, Pantry, Smart Home, Walk-In Closet(s), Wired for Sound
Exterior Features:	Fire Pit, Storage
Patio And Porch Features:	Deck
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/479-nolan-hill-drive-nw-calgary-a2344320/

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