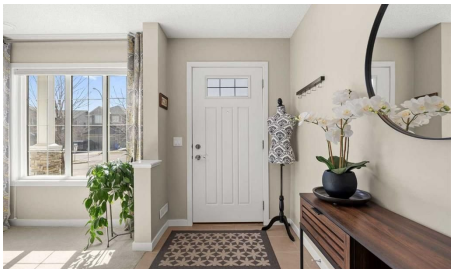
496 Nolan Hill Boulevard NW

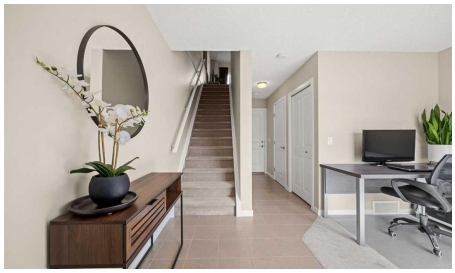
Calgary | Active | MLS® A2343929

$420,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,422.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Step into this beautifully maintained three-storey townhome in Nolan Hill, offering 1,422 square feet across three thoughtfully designed levels and central air conditioning to keep you comfortable through Calgary's warmest months. The main level welcomes you with a versatile den suited to a home office, a single attached garage, and a dedicated storage closet for extra gear. One level up, the open-concept kitchen showcases quartz countertops, a subway tile backsplash, stainless steel appliances, and a dedicated pantry, flowing into the dining and living areas and out to an east-facing balcony with sunrise views each morning. Upstairs, both bedrooms offer their own four-piece ensuite, with the primary bedroom showcasing a walk-in closet and a custom wardrobe system, and upper-level laundry keeps everyday chores close at hand. More than $5000 in top-down blinds and roller shades, along with custom IKEA storage built into the closets and bathrooms, add real function to every corner, while triple-pane windows keep the home remarkably quiet despite the energy of the surrounding community. Outside your door, Nolan Hill's walking paths connect you to Beacon Hill and Sage Hill, where shopping, restaurants, Starbucks, and F45 are all close by. Stoney Trail is three minutes away and the airport is about twenty minutes out, making this an easy home to live from in any direction. Move-in ready and well cared for, this one is ready for its next owner.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343929
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:	3 (or more) Storey
Total Living Area:	1,422.6 sq. ft.

Main Level Finished Area:	566.47 sq. ft.
Upper Level Finished Area:	566.81 sq. ft.
Condo Fee:	$305.39
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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
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, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Carnaby Heights
Community:	Nolan Hill
Amenities:	Playground
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan
Inclusions:	Ikea pax wardrobe in master bedroom (4 pieces), IKEA storage unit - Tall cabinet in master bathroom, Ikea medicine cabinets in both bathrooms, all window shadow blinds, all curtain rods, Wall mirror in walk-through closet, Tire rack in garage, garage heater
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size
Pets Allowed:	Restrictions
Main Floor	Foyer · 9'10" × 5'3" ·
Main Floor	Furnace/Utility Room · 9'8" × 5'8" ·
Main Floor	Office · 9'9" × 7'11" ·

2nd Floor	Dining Room · 9'4" × 9'2" ·
2nd Floor	Living Room · 14'3" × 13'1" ·
2nd Floor	Kitchen · 9'7" × 3'10" ·
3rd Floor	Bedroom - Primary · 13'1" × 11'4" ·
3rd Floor	Bedroom · 10'11" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped, Level
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/496-nolan-hill-boulevard-nw-calgary-a2343929/

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