6 Nolan Hill Gate NW

Calgary | Active | MLS® A2342702

$385,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**1,565 sq. ft.**

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Listed by Real Broker

A closer look

Open House Saturday November 14 3:00PM - 5:00 PM AND Sunday November 15 12PM-3:30PM. Step into to this beautifully maintained end-unit townhouse in the highly sought-after community of Nolan Hill. Offering 3 spacious bedrooms, 2.5 bathrooms, over 1,500 square feet of thoughtfully designed living space, and an attached garage, this bright and inviting home is the perfect blend of style, comfort, and functionality.

Pride of ownership is evident throughout. Lovingly cared for by its original owners, this home has been thoughtfully maintained and is ready for its next chapter.

As an end unit, the home benefits from additional windows that fill the space with an abundance of natural light, creating a warm and welcoming atmosphere. The well-designed floor plan offers generous room sizes and an open-concept main level that makes everyday living and entertaining feel effortless.

The heart of the home is the stylish kitchen, featuring elegant quartz countertops, ample cabinetry, and plenty of workspace. Open to the dining and living areas, it creates a seamless gathering space for family and friends. Rich hardwood flooring throughout the main level adds warmth and timeless appeal while complementing the bright, open design. A convenient 2-piece powder room completes the main floor.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with its own ensuite bathroom. Two additional bedrooms and a full bathroom offer plenty of flexibility for family, guests, or a dedicated home office.

The location within the complex is another standout feature. Visitor parking is conveniently situated directly beside the unit, making hosting friends and family easy. The attached garage provides secure parking along with valuable additional storage.

Recent improvements include a brand-new roof, with the replacement covered by the condominium corporation-an excellent benefit and added peace of mind for the new owner.

Situated in Nolan Hill, this home puts you close to everything you need while still offering easy access to the community's parks, playgrounds, walking paths, and green spaces. Shopping, restaurants, coffee shops, fitness facilities, and everyday amenities are all nearby, while convenient access to Stoney Trail, Sarcee Trail, and Shaganappi Trail makes getting around Calgary simple.

Whether you're a first-time buyer, growing family, professional, or investor, this is an excellent opportunity to own a bright, spacious, and beautifully cared-for home in one of Calgary's most desirable northwest communities.

Move-in ready, exceptionally located, and ready to welcome you home.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2342702
Bedrooms	3
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,565 sq. ft.
Main Level Finished Area:	667.5 sq. ft.
Condo Fee:	$488.56
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
HOA Fee Frequency:	Annually
Lot Area:	2,142 sq. ft.
Lot Frontage:	0'
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)

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:	1411875
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$75.00

Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Nolan Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Yes
Main Floor	Entrance · 7'4" × 4'3" ·
Main Floor	Furnace/Utility Room · 10'4" × 7'6" ·
Upper Level	Kitchen With Eating Area · 15'11" × 11'7" ·
Upper Level	Dining Room · 11'11" × 9'7" ·
Upper Level	Living Room · 14'3" × 10'2" ·
Upper Level	Balcony · 20'2" × 6'9" ·
3rd Floor	Bedroom - Primary · 11'8" × 11'7" ·
3rd Floor	Walk-In Closet · 5'4" × 4'8" ·
3rd Floor	Laundry · 3'3" × 3'3" ·
3rd Floor	Bedroom · 10' × 10' ·
3rd Floor	Bedroom · 9'11" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Other

Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-nolan-hill-gate-nw-calgary-a2342702/

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