859 Nolan Hill Boulevard NW

Calgary | Active | MLS® A2359568

$545,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2015**	**1,524.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

NO CONDO FEES | DOUBLE DETACHED GARAGE | FINISHED BASEMENT | 4 BEDROOMS | 2.5 BATHROOMS

Enjoy the space, comfort and convenience of this beautifully maintained Nolan Hill townhome, offering approximately 1,524 sq. ft. above grade plus a fully finished basement, all with NO monthly condo fees! One of the larger layouts along Nolan Hill Boulevard, this home offers exceptional value and room to grow.

The bright, functional main floor is designed for everyday living and effortless entertaining. Upstairs, you'll find three spacious bedrooms, including a welcoming primary retreat, plus convenient upper-floor laundry. The fully finished basement adds a fourth bedroom and generous recreation area, perfect for guests, teens, a home office or additional family space.

Outside, enjoy a private yard and the convenience of a double detached garage.

Located in the sought-after northwest community of Nolan Hill, you're minutes from parks, pathways, playgrounds, shopping, restaurants, Costco, Walmart and Loblaws. With nearby schools, convenient transit and quick access to Stoney Trail, commuting across Calgary or heading west to the mountains is easy.

A fantastic opportunity to enjoy space, functionality and location without condo fees!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359568
Bedrooms	4
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
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:	1,524.46 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,271 sq. ft.
Lot Frontage:	20'1¼"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1413420
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Mixed, Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$78.75
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Park, Playground, Recreation Facilities
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dinette · 111'4" × 11'9" ·
Main Floor	Kitchen · 18'8" × 14'8" ·
Main Floor	Living Room · 15'3" × 13'9" ·
2nd Floor	Bedroom · 12'7" × 9'3" ·
2nd Floor	Bedroom · 10'8" × 9'2" ·
2nd Floor	Bedroom - Primary · 13' × 11'6" ·
2nd Floor	Walk-In Closet · 9'1" × 5'6" ·

Basement	Bedroom · 12'4" × 9'1" ·
Basement	Game Room · 25'7" × 10'8" ·
Basement	Furnace/Utility Room · 11'6" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, City Lot, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/859-nolan-hill-boulevard-nw-calgary-a2359568/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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