

**405, 428 Nolan Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2286412**



**\$450,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Single Ga		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Greenbelt, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 304
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained end-unit townhome in the sought-after community of Nolan Hill. Offering 2 bedrooms and 2.5 bathrooms, this thoughtfully designed layout features highly desired layout with dual primary suites &mdash; each complete with its own walk-in closet and private ensuite &mdash; making it ideal for roommates, guests, or a comfortable work-from-home setup. The open-concept main floor is filled with natural light from additional end-unit windows and showcases &quot; ceilings, modern vinyl plank flooring, and a timeless & modern colour palette. The kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, a large centre island with eating bar, floor-to-ceiling cabinetry, and a sleek tile backsplash. The dining and living areas flow seamlessly onto the sunny south-facing balcony overlooking green space, complete with a gas line for BBQ and room for outdoor seating &mdash; a rare and peaceful setting for townhouse living. Upstairs, laundry is thoughtfully located for everyday ease. The full-footprint undeveloped basement offers impressive storage and flexibility for future plans, while the attached garage with parking pad ensures practical day-to-day functionality, with additional visitor parking close by. Located just minutes from Beacon Hill Shopping Centre (Costco, restaurants, and amenities), parks, pathways, and major roadways, this home offers exceptional value in a well-connected NW location. An excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a desirable community. Call for your private showing today.