## 303, 428 Nolan Hill Drive NW Calgary, Alberta

MLS # A2241992

\$434,999

		Division:	Nolan Hill						
		Type:	Residential/Five Pl	us					
		Style:	2 Storey						
		Size:	1,205 sq.ft.	Age:	2016 (9 yrs old)				
		Beds:	2	Baths:	2 full / 1 half				
		Garage:	Single Garage Atta	iched					
		Lot Size:	-						
		Lot Feat:	See Remarks						
Heating:	High Efficiency, Forced Air, Natural Gas		Water:	-					
Floors:	Carpet, Vinyl Plank		Sewer:	-					
Roof:	Asphalt Shingle		Condo Fee	<b>:</b> \$308					
Basement:	None		LLD:	-					
Exterior:	Composite Siding, Vinyl Siding, Wood Frame		Zoning:	M-1 d10	)				
Foundation:	Poured Concrete		Utilities:	-					
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)								
Inclusions:	Furniture is available and negotiable								

NEW PRICE ...NEW PRICE... Stylish and Modern Townhouse Condo in the Heart of Nolan Hill. Welcome to this exceptional two-bedroom, 2.5-bathroom townhouse condo nestled in the quiet NW community of Nolan Hill. This beautifully designed home offers the perfect blend of contemporary comfort and everyday convenience, making it ideal for professionals, small families, or savvy investors. Enter this home from your attached garage or the front entry and make your way up to the bright and open main floor featuring durable vinyl plank flooring and soaring ceilings that enhance the sense of space and light. The thoughtfully designed kitchen is a modern chef's dream, complete with quartz countertops, stainless steel appliances, and a corner pantry that provides ample storage. Whether you're cooking a casual meal or entertaining guests, this kitchen is built to impress. The living and dining areas flow seamlessly onto the spacious south-facing balcony (10.5' x 10.5'), offering a sunny spot for morning coffee or evening relaxation. & DOESN'T STARE INTO YOUR NEIGHBOURS BALCONY. A convenient two-piece powder room rounds out the main level. Upstairs, both bedrooms are generously sized with plush carpet and each features a private four-piece ensuite bathroom and walk-in closet—an ideal layout for roommates, guests, or growing families. With dual primary suites, privacy and comfort are never compromised. The single-car finished garage provides secure parking and additional storage, while the lower level utility room is equipped with a high-efficiency furnace and hot water tank, keeping your home comfortable and energy efficient year-round. Located just minutes from major shopping centers, schools, walking paths, and public transit, this pet-friendly complex delivers on location and lifestyle. And for those looking for a move-in-ready

Calgary's most v	ribrant and growing co	mmunities. Don&rso	quo;t miss your cha	nce to call this townh	e, and smart design in one of ouse home!