

# \$650,000 - 114 Nolan Hill Drive Nw, Calgary

MLS® #A2253442

**\$650,000**

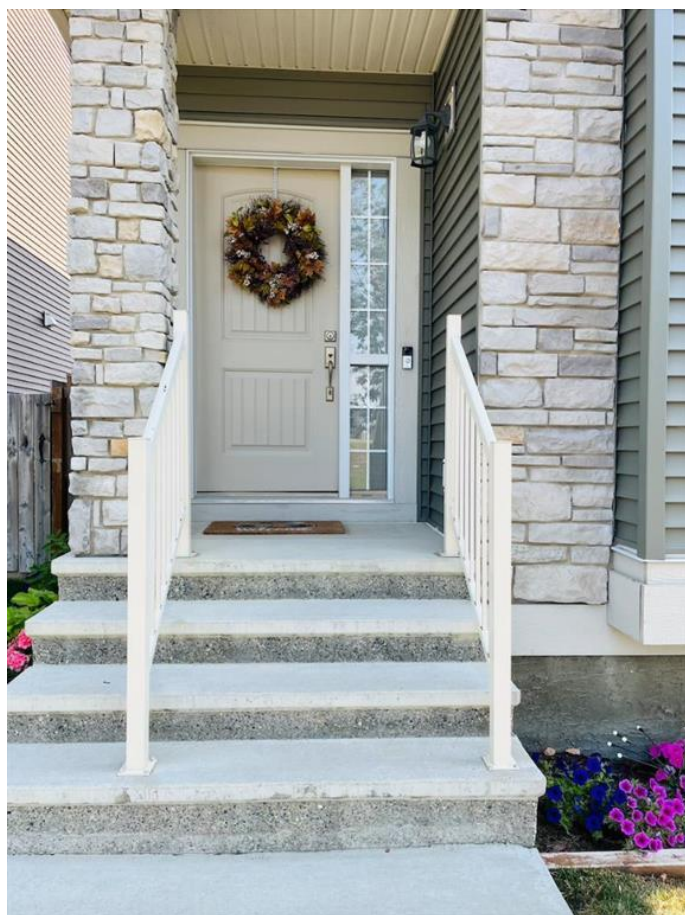
4 Bedroom, 4.00 Bathroom, 1,568 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**\*Open House Saturday Sept 13 1-3pm\***

Nestled in Nolan Hill, one of Calgary's best NW communities, awaits your beautifully maintained 1568 square foot home. Situated ACROSS FROM A VAST GREEN SPACE and a future Catholic K-9 SCHOOL, this location is perfect. Well kept and fully developed, this 4 BED, 3.5 BATH property is a must-see. With 10/10 curb appeal, you'll immediately fall in love with the NEW EXTERIOR and charming flower beds. Upon entering, a spacious foyer leads to a cute flex space - perfect for relaxing with the view of the beautiful green space, or for your work from home needs. You'll feel a sense of home as you enter the kitchen and living space - the perfect layout for entertaining. The upgraded kitchen includes dark wood cabinetry, stainless steel appliances, and granite countertops. Yes, there is a pantry! Gather with your guests at the island or by the gas fireplace - or enjoy a family dinner in the large dining space, complete with a feature wall. Leading to the private backyard is a built-in mudroom area for an organized space. The upper floor features a three bedrooms plus a laundry room with a newer washer and dryer (2021). You'll find an ensuite bathroom off of the primary bedroom, plus a walk-in closet. The FULLY DEVELOPED (and permitted) basement has a large rec space, plus an additional bedroom and full bathroom. To top it off, this property has a LOW MAINTENANCE BACKYARD, fully fenced and landscaped. There is a large tiered



deck plus a stone patio - a great area to entertain and BBQ. Have an all-terrain vehicle or need more storage? There is even a gated 25' x 7.5' area off of the alley for EXTRA ATV PARKING. Rock has been added to both side yards, making this a very easy to maintain exterior. Completing the property is the detached double garage, fully finished inside - the perfect space for all of your projects! Special features include: AIR CONDITIONING, RE-PLANKED CUSTOM DECK, and NEW ROOF AND EXTERIOR IN 2024/2025. Nolan Hill is a wonderful, quiet community with so many amenities nearby including baseball and soccer fields, T&T and Costco, and great access to Stoney Trail. Truly a move-in ready gem in this family friendly neighbourhood. Call your Realtor for a private showing, DON'T WAIT FOR THE OPEN HOUSE!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253442    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

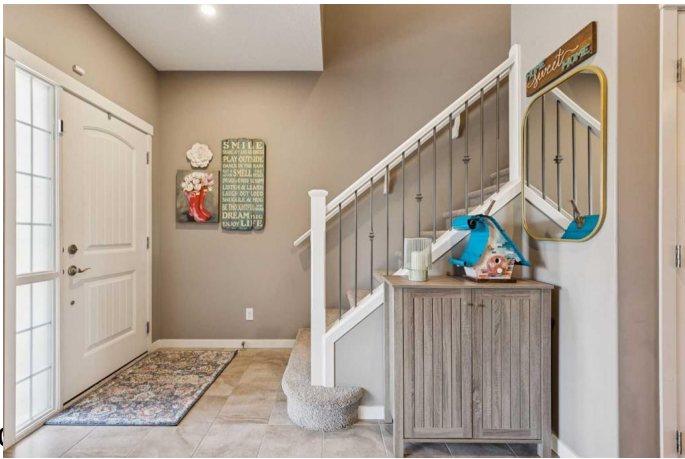
**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 114 Nolan Hill Drive Nw |
| Subdivision | Nolan Hill              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0M9 |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Other                                        |
| Parking Spaces | 2                                            |
| Parking        | Additional Parking, Alley Access, Faces Rear |
| # of Garages   | 2                                            |



**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central                                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                           |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

**Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | DC                   |
| HOA Fees       | 100                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.