

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

MLS® #A2253442

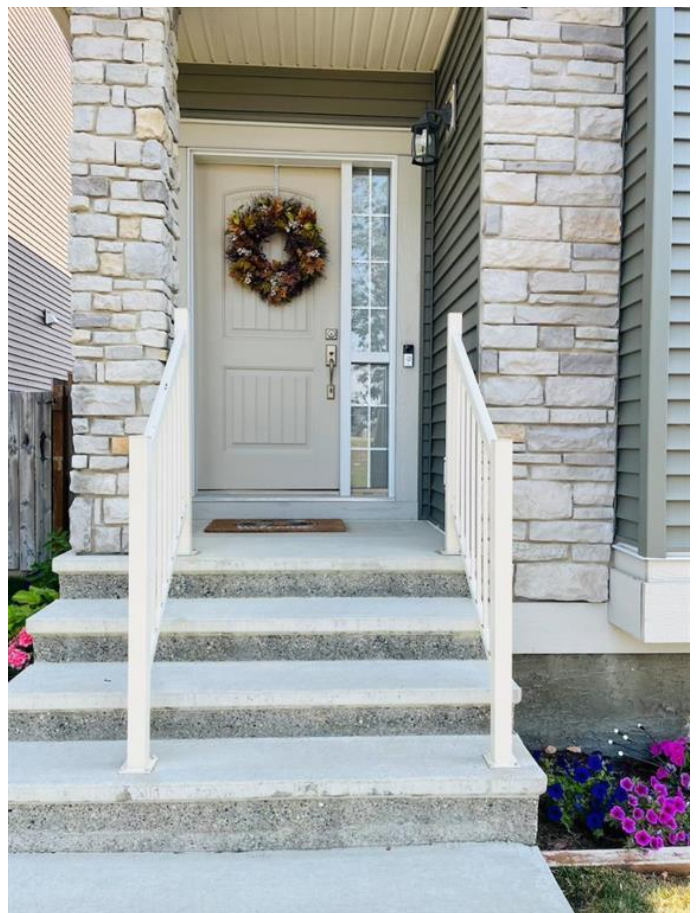
\$650,000

4 Bedroom, 4.00 Bathroom, 1,568 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Nestled in Nolan Hill, one of Calgary's best NW communities, awaits your beautifully maintained 1568 square foot home in a future 30km/h zone. 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.

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

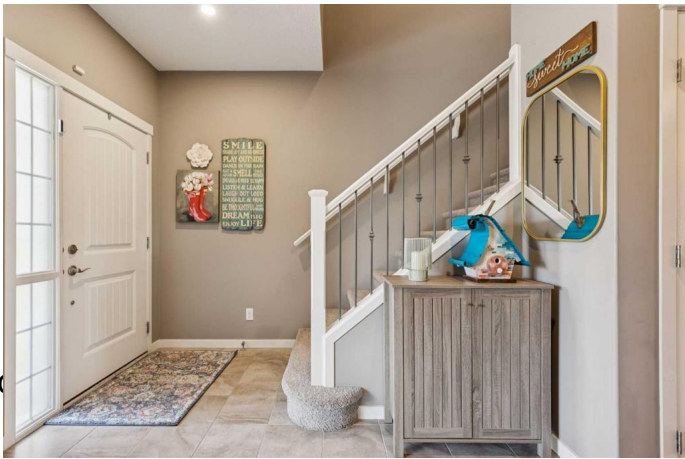
Community Information

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 21
Zoning DC
HOA Fees 100
HOA Fees Freq. ANN

Listing Details

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