

# \$520,000 - 507, 428 Nolan Hill Drive Nw, Calgary

MLS® #A2163777

**\$520,000**

2 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Discover the perfect blend of serenity and style in this stunning walk-out townhouse, tucked away in the highly sought-after community of Nolan Hill. Backing onto a picturesque ravine and tranquil storm pond, the views from your home are nothing short of breathtaking. The thoughtfully designed 1287 Sqft floor plan maximizes space and light, with large windows inviting an abundance of natural sunlight to fill every corner of the home. As you step inside, you're immediately welcomed by a spacious living room, perfectly suited for a large sectional. A large window frames the tranquil pond and ravine, making it a perfect spot to unwind and take in the scenery. The living room seamlessly flows into the dining area, which is perfectly positioned between the living room and the stylish kitchen allowing for effortless entertaining and creating a warm & inviting atmosphere. The kitchen is truly a chef's dream! Featuring full height espresso cabinetry, gleaming white quartz countertops, and stainless steel appliances—including a newer dishwasher, microwave hood fan, and stove. The centrepiece of the kitchen is a large island, perfect for hosting gatherings while overlooking the open concept main floor adjacent to the kitchen, a sliding door leads you to your balcony, where you can relax and soak in the stunning views of the ravine and pond. Finishing off the main floor is the 2 piece bath tucked away from the space. The upper level is designed for luxury and convenience,



featuring two master suites, each with a walk-in closet. The primary bedroom offers a spacious retreat with a 4-piece ensuite bath, while the secondary master suite features a 3-piece ensuite allowing plenty of privacy between the two bedrooms. Completing the upper floor is a convenient laundry area, making chores a breeze. Not enough space yet? The unspoiled walkout basement is a blank canvas, ready for your personal touch. It includes a rough-in for a bathroom and a patio space that connects directly to the walkway leading to the ravine and pond. Additional features include Central AC to keep you cool during the summer months, a single-car garage with additional driveway space, and plenty of visitor parking for your guests. Enjoy the best of both worlds with a location that's just steps away from the ravine, pond, and walking paths, and only minutes from grocery stores, restaurants, and other amenitiesâ€”yet still tucked away from the noise. This unique walk-out townhouse offers the perfect blend of modern living and natural beauty. Donâ€™t miss the opportunity to make it yours!

Built in 2017

### **Essential Information**

MLS® #	A2163777
Price	\$520,000
Sold Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

### Community Information

Address	507, 428 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony, Lighting
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 6th, 2024
Date Sold	September 27th, 2024
Days on Market	20
Zoning	M-1 d100
HOA Fees	80.13

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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