

# \$642,500 - 318 Nolan Hill Drive Nw, Calgary

MLS® #A2187364

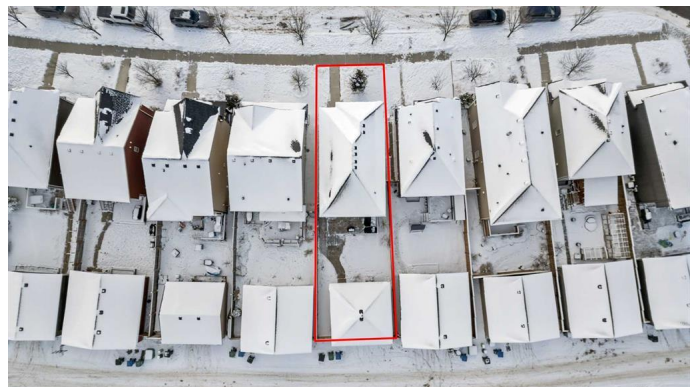
**\$642,500**

3 Bedroom, 4.00 Bathroom, 1,514 sqft  
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Your search stops here! This fully finished home, on a traditional lot (NOT a zero lot line) offers over 2150 square feet of comfortable living space. This proud home features a new roof & new eavestroughs on both the house and garage along with fresh paint on the main & second floor. This home is ideal for both a small or growing family, as it boasts 3 bedrooms, 3 full bathrooms, a half bath on the main floor, plus 2 living rooms and a games room.

The open-concept main floor is designed for happy daily living and entertaining. You will enjoy the generous front door walk-in closet and love the spacious living room which will swallow your large sectional. You can picture yourself proudly entertaining in your timeless kitchen featuring stainless appliances, granite countertops, and a large island ideal for fun gatherings and morning breakfast. This dining room might be the perfect size and offers additional cabinetry for organized zen like living. The main floor half bath is conveniently tucked away out of sight near the rear entry to the home, where you will find the rear door offering access to the finished yard, and 2 vehicle garage out back. Of note, the rear alleyway is paved making commutes in and out of the garage as smooth as can be. Upstairs is where you melt the days pressures away, in the primary bedroom which will be home for your king sized bed. The primary bedroom also features a walk-in closet and ensuite, offering a private retreat. The laundry



room is conveniently located on the upper floor as well, along with a full bath and two more bedrooms.Â Â

The basement is fully finished currently boasting a games room and a second family room, which includes a window with legal egress, allowing for the flexibility of a potential conversion to a 4th bedroom.Â

Located in the highly sought-after community of Nolan Hill, this home has all of the shopping and amenities nearby. It is just a few minutes' walk from the future school making it ideal for the young family. This home is turnkey, has everything you need, offering the foundation for both your current and future happiness. Don't miss out on this incredible opportunity! Price reduced. Make this home yours before someone else does.

Built in 2014

### **Essential Information**

MLS® #	A2187364
Price	\$642,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,514
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	318 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0T1

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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