

# \$599,888 - 310 Nolan Hill Drive Nw, Calgary

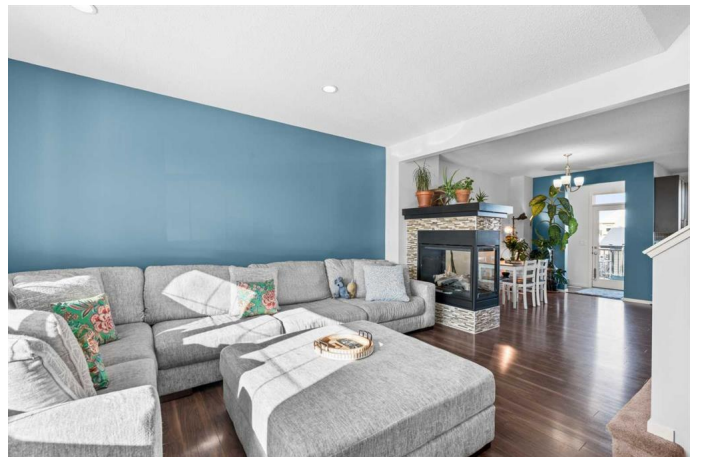
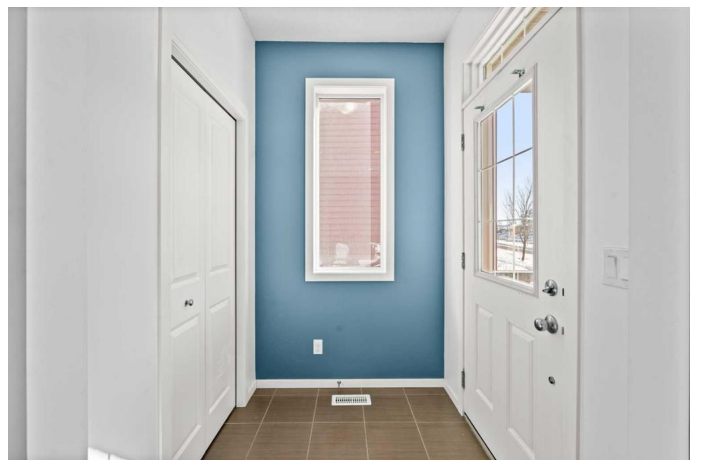
MLS® #A2196220

**\$599,888**

3 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this charming detached home in the sought-after NW community of Nolan Hill. Offering over 1,400 square feet of developed living space. As you step inside, the fresh paint throughout sets a clean and inviting tone. The main floor boasts a modern, open-concept design with laminate flooring that flows effortlessly throughout, creating a cohesive and stylish look. The spacious living room features a beautiful fireplace, perfectly accenting the adjacent dining area, ideal for both casual and formal gatherings. The gourmet kitchen is a true highlight, featuring sleek quartz countertops, a silk granite sink, and upgraded raised counters that provide both style and function. The kitchen offers plenty of space for preparing meals, with a layout that is both practical and pleasing to the eye. Upstairs, the bright and sunny primary suite faces south, allowing natural light to flood the room. It includes an ensuite bathroom with a modern raised vanity and a built-in closet organizer, ensuring comfort and convenience. Two additional bedrooms share a full bathroom, providing ample space for family, guests, or a home office. The home also offers a basement with, upgraded spray foam insulation and 9-foot ceilings, ready for your development and personalization to suit your needs. Whether you envision extra living space, a recreation room, or additional bedrooms, this versatile area provides endless possibilities. Other exceptional features of this home include, a double detached garage with



paved alleyway, a brand-new roof outfitted with heavy-duty class 3 shingles, and a convenient gas BBQ hookup for outdoor entertaining. With a location that can't be beat, you're just a 5-minute walk to the Nolan Hill Shopping Centre, a 4-minute drive to the Beacon Hill Shopping Centre, and have quick access to Stoney Trail for easy commuting. This home combines modern living with functionality, offering everything you need in a vibrant community. Don't miss out—schedule a viewing today!

Built in 2014

### Essential Information

MLS® #	A2196220
Price	\$599,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	310 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0T1

### Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Storage, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Front Yard, Garden, Lawn, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	19
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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