

\$449,900 - 22 Nolan Hill Gate Nw, Calgary

MLS® #A2265700

\$449,900

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to 22 Nolan Hill Gate NW, an elegant end-row townhome that blends sophisticated design, thoughtful upgrades, and the vibrancy of one of Calgary's most sought-after northwest communities. Bathed in natural light from oversized windows and dual French doors, the open-concept main floor centers around a chef-inspired kitchen featuring a quartz-clad island with raised bar, full-size fridge, walk-in pantry, and generous counter and cabinet space. The adjoining dining area opens to a private deck ideal for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, electric fireplace, and Juliette balcony. Pre-wired for surround sound, this space is ready to transform into your own home theatre experience. Upstairs, the primary suite offers a king-sized retreat with an impressive walk-in closet and spa-style ensuite, finished with quartz counters and modern vessel sinks. Two additional bright bedrooms share a beautifully appointed full bath, and the convenience of an upstairs laundry makes daily living effortless. Additional upgrades elevate the home further, including air conditioning, JamesHardie fiber cement siding for durability and style, and a thoughtfully designed double attached garage with extra storage rooms, shelving, and electrical outlets. Outdoor living is equally inviting with both a sunny deck and a welcoming front patio space. Set amid rolling hills, winding pathways, and scenic ravines,



Nolan Hill is celebrated for its blend of natural beauty and modern convenience. Residents enjoy lush parks, playgrounds, and extensive walking trails alongside boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services close by, plus excellent connectivity for a quick commute to downtown Calgary, Nolan Hill offers the rare combination of tranquility, community, and convenience. This home is not just a residence, but an invitation to live exceptionally in one of Calgary's premier neighbourhoods. Oh and I forgot to mention, the sellers have already completed a thorough professional deep clean top to bottom so move in today!!

Built in 2013

Essential Information

MLS® #	A2265700
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	22 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3R 0T9

Amenities

Amenities Snow Removal
Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Basement None

Exterior

Exterior Features Other
Lot Description Corner Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2025
Days on Market 8
Zoning M-1 d100
HOA Fees 79
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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