

\$459,900 - 22 Nolan Hill Gate Nw, Calgary

MLS® #A2258142

\$459,900

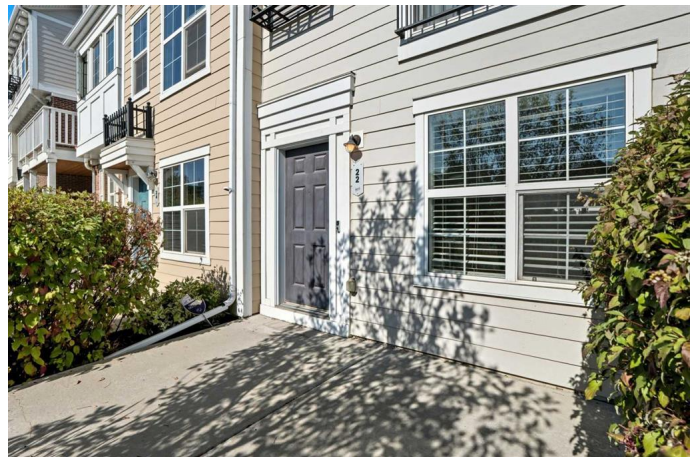
3 Bedroom, 3.00 Bathroom, 1,474 sqft

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 with 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 bright dining area opens seamlessly to a private deck, perfect for morning coffee or evening entertaining, while the living room exudes warmth with its wood accent wall, Juliette balcony, and abundant natural light. Upstairs, the primary suite offers a king-sized retreat with a walk-in closet and spa-style ensuite, while two additional bedrooms and a beautifully appointed full bath complete the upper level. A double attached garage and convenient upper laundry add to the ease of everyday living.

Set amid rolling hills, winding pathways, and scenic ravines, Nolan Hill is celebrated for its thoughtful blend of nature and modern convenience. Residents enjoy access to lush parks, playgrounds, and extensive walking trails, as well as a wealth of nearby amenities including boutique shops, dining, grocery stores, and major retailers such as Costco and Sobeys. With schools and family-friendly services within minutes, plus excellent connectivity offering a short commute to downtown Calgary, Nolan Hill provides 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.

Built in 2015

Essential Information

MLS® #	A2258142
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	22 Nolan Hill Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0T9

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Wired for
-------------------	---

	Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Electric, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Covered Courtyard, Playground
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn, Brush
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	M-G
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.