

# \$939,000 - 165 Nolanhurst Way Nw, Calgary

MLS® #A2226819

**\$939,000**

4 Bedroom, 4.00 Bathroom, 2,850 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

This exquisite 3-storey single-family home is nestled in the desirable Nolan Hill community. It features 3 bedrooms on the second floor and a spacious master suite with an ensuite bathroom on the third floor, totaling 4 bedrooms and 4 bathrooms. The basement is generously sized, offering ample space for storage or additional living areas. The home also includes an attached double garage and spans an impressive 2,849 square feet. A large playground directly in front of the house provides endless entertainment for children, making it an ideal family residence. The property is situated on a quiet street with an east-facing front, ensuring plenty of natural light. The Roof and Siding are newly replaced recently. Its prime location offers easy access to parks, schools, shopping centers, and the convenience of Stoney Trail. This is a rare opportunity to own a move-in-ready home that offers built-in flexibility to suit your lifestyle. Don't miss the chance to book your private showing today!

Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226819  |
| Price      | \$939,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,850       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 165 Nolanhurst Way Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1S6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Electric                                                                               |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 148            |
| Zoning         | R-G            |
| HOA Fees       | 105            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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