\$799,900 - 47 Nolancliff Place Nw, Calgary

MLS® #A2255330

\$799,900

4 Bedroom, 4.00 Bathroom, 2,340 sqft Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Nestled in the highly desirable Nolan Hill community, just steps from a community park with a playground, this well-maintained 2-storey home offers over 3,000 sq. ft. of thoughtfully designed living space.

Showcasing pride of ownership and a range of one-of-a-kind upgrades that set it apart from standard builder homes, it features soaring 9-foot ceilings, a garage window that fills the space with natural light, and a sunny southwest-facing backyard perfect for outdoor enjoyment. This home strikes the ideal balance of style, comfort, and convenience.

Step into the main floor, where a sun-filled living room with a cozy fireplace welcomes you, enhanced by designer light fixtures in both the living and dining areas to create an inviting and elegant atmosphere. The modern kitchen impresses with a pantry, upgraded extended counter space with additional cabinetry, and an adjoining prep kitchenâ€"offering both style and functionality for effortless meal prep and entertaining family and friends.

Upstairs, the primary suite features an exceptionally large walk-in closet, a 4-piece ensuite, and a second thermostat for convenient independent control of heating and AC. The laundry room has been upgraded and relocated to the second floor, complete with a high-value folding countertop to add everyday convenience.







The fully finished basement includes a wet bar, versatile living space and one bedroom+1 den, ideal for entertaining, hosting game nights, or creating a cozy retreat. An upgraded staircase railing provides a stylish finishing touch to this exceptional home.

Built in 2015

Essential Information

MLS® # A2255330 Price \$799,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,340 Acres 0.09 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 47 Nolancliff Place Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0T4

Amenities

Amenities Playground, Park

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator,

Washer/Dryer, Gas Stove, Oven

Heating Natural Gas, Central

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 49

Zoning R-G

HOA Fees 125

HOA Fees Freq. ANN

Listing Details

Listing Office Top Producer Realty and Property Management

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.