

# **\$856,000 - 47 Nolancliff Place Nw, Calgary**

MLS® #A2255330

**\$856,000**

5 Bedroom, 4.00 Bathroom, 2,340 sqft

Residential on 0.09 Acres

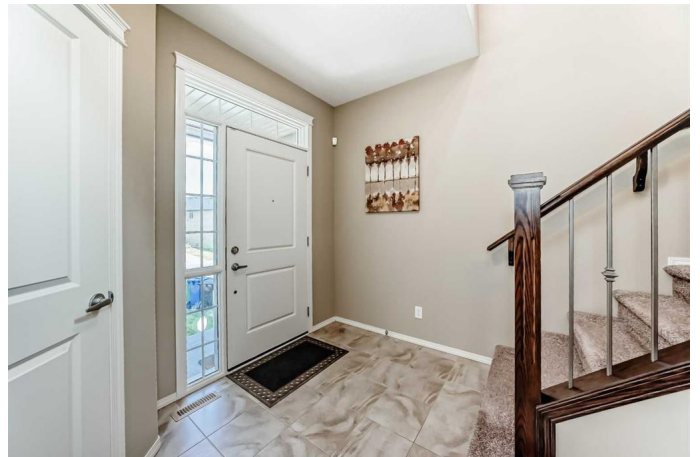
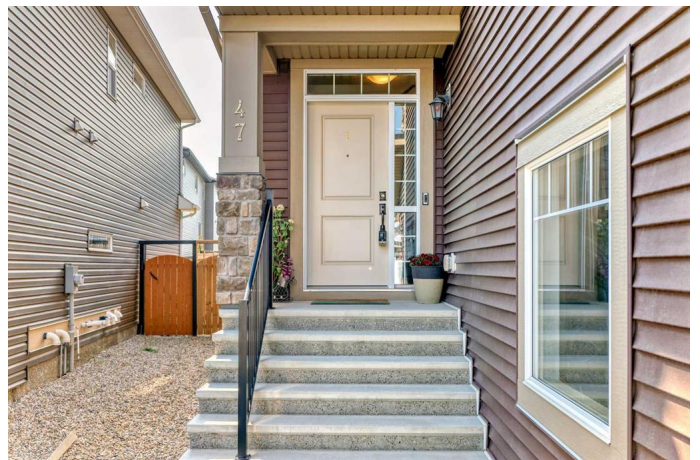
Nolan Hill, Calgary, Alberta

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 and versatile living space, 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	\$856,000
Bedrooms	5
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	Park, Playground
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, Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, 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	1
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Top Producer Realty and Property Management
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