

# \$773,800 - 34 Nolanhurst Gardens Nw, Calgary

MLS® #A2209848

**\$773,800**

4 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY APRIL 19 from 1-4PM\*\*\* Nestled in the desirable community of Nolan Hill, this beautifully designed two-story home with attached double garage offers 4 bedrooms and 3 full bathrooms! Step into a main floor that features an open-concept layout with a bright living space, a modern kitchen complete with stainless steel appliances, gas stove, quartz countertops, ceiling height shaker cabinets, and a convenient corner pantry for extra storage. The adjacent dining area flows seamlessly into the cozy living space with gas fireplace, making social gatherings effortless. Step into your private backyard oasisâ€”perfect for sipping your morning coffee or hosting summer barbecues on the expansive two-tiered deck with stone patio. The spacious, fully-fenced yard offers a safe play area for the kids, and thanks to low-maintenance AstroTurf, you'll spend more time enjoying and less time maintaining. A rare main-floor bedroom with a full 3-piece bathroom offers the perfect private retreat for guests or extended family and completes the main level. Upstairs, youâ€™ll find a spacious bonus room; a perfect spot for movie night, or a home office. Convenient upstairs laundry room is roughed-in for a sink. The luxurious primary suite features a bright and spacious walk-in closet with custom built-ins and drawers, while the spa-like 5-piece ensuite is adorned with upgraded quartz countertops, dual vanities, a sleek stand-up shower, and a deep soaking



tub for ultimate relaxation. Two additional spacious bedrooms share a 4-piece bath with the same upgraded quartz countertop completes the top floor. Endless possibilities await in the unfinished basement, offering a blank canvas for your dream space! With a double attached garage, landscaped backyard with a large deck, and close proximity to parks, schools, and shopping, this home offers both comfort and convenience in one of NW Calgary's most sought-after neighborhoods. Don't

Built in 2017

**Essential Information**

MLS® #	A2209848
Price	\$773,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,033
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	34 Nolanhurst Gardens Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S8

**Amenities**

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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