

# \$710,000 - 100 Nolanhurst Way Nw, Calgary

MLS® #A2215867

**\$710,000**

3 Bedroom, 3.00 Bathroom, 1,848 sqft  
Residential on 0.08 Acres

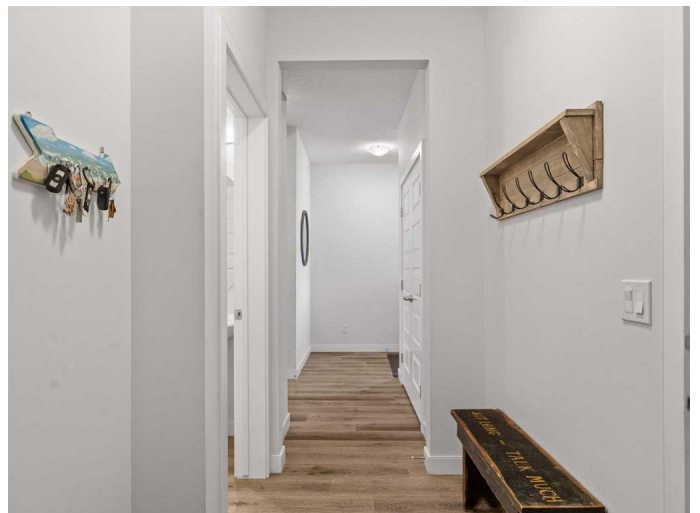
Nolan Hill, Calgary, Alberta

~Open House May 3 from 2 pm - 4 pm ~  
Welcome to this beautiful 2-storey family home located in the highly sought-after community of Nolan Hill. Thoughtfully designed and meticulously maintained, this home offers the perfect blend of comfort, style, and convenience—ideal for modern family living.

Step inside to discover a bright and open main floor, featuring a spacious living room with a striking gas fireplace that creates a warm and inviting atmosphere. The kitchen is equipped with a gas range and plenty of counter space, making it a dream for both everyday cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a stunning primary suite with a beautiful ensuite, as well as a large family or TV room—perfect for movie nights or a kids'™ hangout space. For added convenience, the laundry room is also located on the second level.

This home comes with several desirable upgrades, including air conditioning and a new garage door installed in April 2025. Outside, enjoy a professionally landscaped backyard with a privacy fence—ideal for kids, pets, or summer barbecues. The unfinished basement is a blank canvas with endless potential to create a home theatre, gym, or additional living space tailored to your needs.

Perfectly located just steps from parks, walking paths, and amenities—including quick access



to schools, shopping, and Costcoâ€™this home offers everything a growing family could want in one of Calgaryâ€™s most welcoming neighbourhoods.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215867    |
| Price          | \$710,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,848       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 100 Nolanhurst Way Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R0Z1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings |

|                 |             |
|-----------------|-------------|
| Heating         | Standard    |
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| Has Basement    | Yes         |
| Basement        | See Remarks |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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