# \$725,000 - 78 Nolanhurst Way Nw, Calgary

MLS® #A2201533

## \$725,000

3 Bedroom, 4.00 Bathroom, 1,815 sqft Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 78 Nolanhurst Way NW – A Beautifully Maintained Family Home in Nolan Hill!

Step into this immaculate and well-cared-for home, where pride of ownership shines throughout. Located in the sought-after community of Nolan Hill, this stunning 3-bedroom, 3.5-bathroom home offers modern finishes, thoughtful upgrades, and a warm, inviting atmosphere that makes it truly feel like home.

Upon entering, you'll love the spacious and bright main floor, featuring an open-concept layout perfect for entertaining. The chef's kitchen is a true standout, complete with a gas cooktop, integrated microwave, chimney-style hood fan, and a beautiful walkthrough pantry, offering both style and functionality. The living area is bathed in natural light, creating an airy and welcoming space.

Upstairs, the primary bedroom is a retreat of its own, boasting a gorgeous feature wall, a walk-in closet, and a well-appointed ensuite. The upper level also includes two additional bedrooms, a bonus room, and a convenient laundry area.

The fully developed basement is sure to impress, featuring a cozy lower living room with charming barn doors and thoughtful design touches that elevate the space.







Whether used as a home theater, recreation room, or extra living space, this area adds incredible value to the home.

Step outside to the beautifully landscaped backyardâ€"a perfect spot to relax and unwind. Whether you're hosting summer barbecues, enjoying a morning coffee, or letting the kids play, this outdoor space is sure to be a highlight during the warmer months.

This home also includes an attached double garage and is nestled in the family-friendly community of Nolan Hill, surrounded by green spaces, walking paths, parks, and playgrounds. With easy access to shopping, schools, and major roadways, it offers both tranquility and accessibility.

This home is move-in ready and in pristine conditionâ€"a rare find in today's market. Don't miss the opportunity to make 78 Nolanhurst Way NW your new home!

Built in 2016

#### **Essential Information**

MLS® # A2201533 Price \$725,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,815

Acres 0.08 Year Built 2016

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 78 Nolanhurst Way Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z1

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Pantry

Appliances Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood,

Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features None Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 12th, 2025

Days on Market 1

Zoning R-G HOA Fees 105 HOA Fees Freq. ANN

# **Listing Details**

## Listing Office Real Broker

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