

# \$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

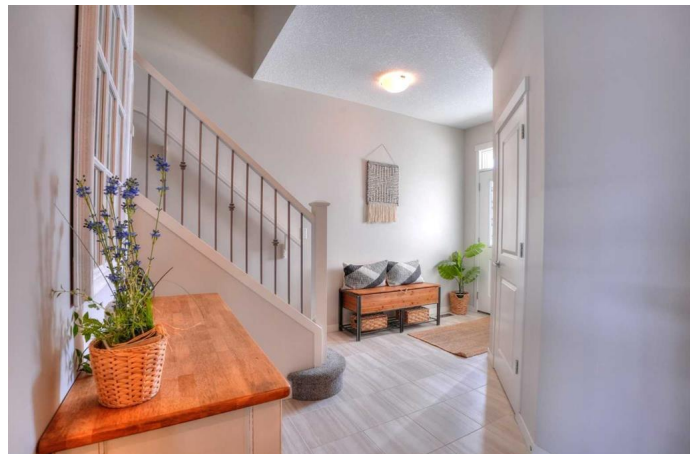
Welcome to 78 Nolanhurst Way NW â€” A Beautifully Maintained Family Home in Nolan Hill!

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 chefâ€™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 backyard—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 condition—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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