

# \$939,000 - 165 Nolanhurst Way Nw, Calgary

MLS® #A2226819

**\$939,000**

4 Bedroom, 4.00 Bathroom, 2,850 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

This exquisite 3-storey single-family home is nestled in the desirable Nolan Hill community. It features 3 bedrooms on the second floor and a spacious master suite with an ensuite bathroom on the third floor, totaling 4 bedrooms and 4 bathrooms. The basement is generously sized, offering ample space for storage or additional living areas. The home also includes an attached double garage and spans an impressive 2,849 square feet. A large playground directly in front of the house provides endless entertainment for children, making it an ideal family residence. The property is situated on a quiet street with an east-facing front, ensuring plenty of natural light. The Roof and Siding are newly replaced recently. Its prime location offers easy access to parks, schools, shopping centers, and the convenience of Stoney Trail. This is a rare opportunity to own a move-in-ready home that offers built-in flexibility to suit your lifestyle. Don't miss the chance to book your private showing today!

Built in 2018

## Essential Information

MLS® #	A2226819
Price	\$939,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,850
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	165 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	116
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.