

\$719,900 - 84 Nolanhurst Heights Nw, Calgary

MLS® #A2260216

\$719,900

4 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

****OPEN HOUSE SUNDAY NOV 2ND**

BETWEEN 1:30PM-4PM** | Welcome to this

exceptionally crafted, custom-built home by

Avi, nestled in the prestigious and

family-friendly community of Nolan Hill NW

Calgary. Impeccably maintained this exquisite

residence offers over 2,039 sq ft of

thoughtfully designed living space across two

levels, featuring 4 bedrooms, 3 full bathrooms,

a spacious upper bonus room, and an

unspoiled basement ready for your personal

touch. From the moment you arrive, you™ll

be captivated by the elegant curb appeal,

inviting entryway, and the sense of quality that

flows throughout the home. Step inside to

discover a warm and welcoming open-concept

main floor designed with both functionality and

sophistication in mind. Rich dark hardwood

floors, 9-foot ceilings, and designer-neutral

tones create an atmosphere of understated

luxury. The living room offers a serene retreat

with a beautiful gas fireplace, perfect for cozy

evenings, while the adjacent dining area

seamlessly opens onto a large outdoor

deck™ideal for summer entertaining or

relaxed family meals. At the heart of the home

lies the gourmet chef™s kitchen, expertly

appointed with polished quartz countertops,

premium stainless steel appliances**, a large

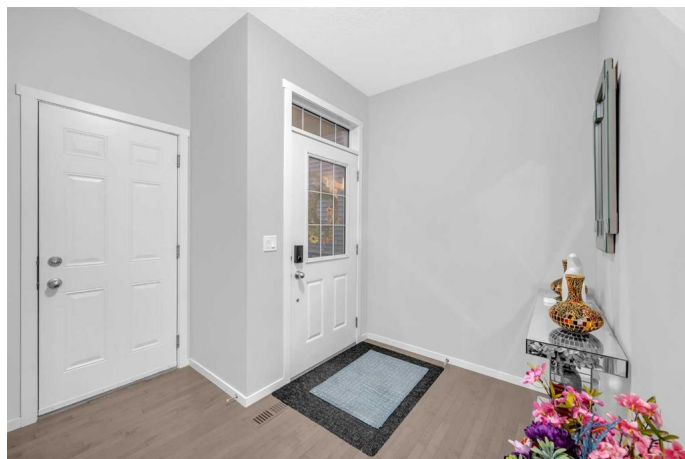
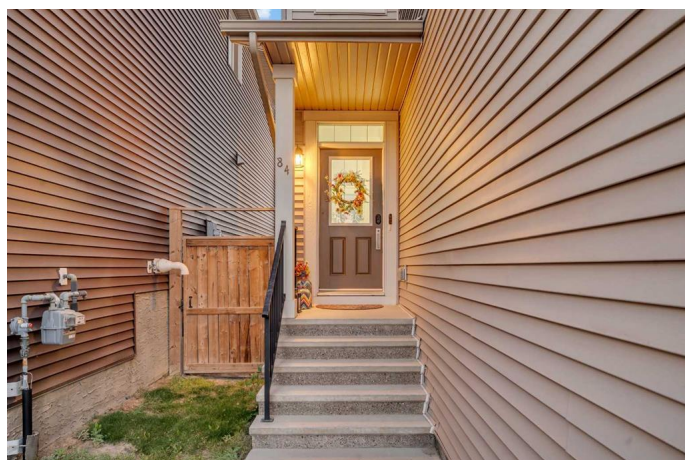
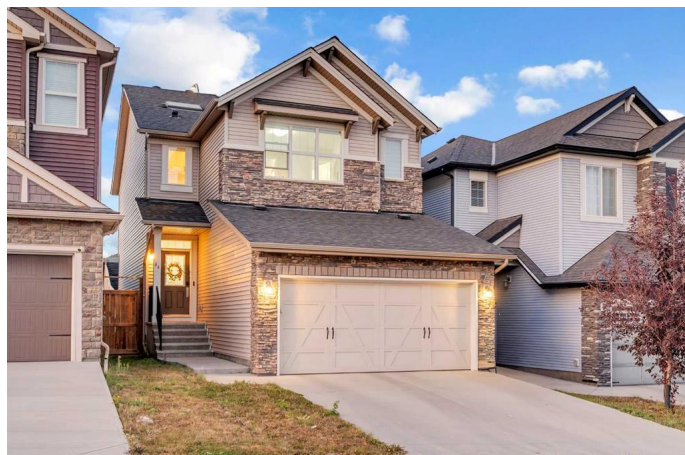
central island with seating, and an abundance

of cabinet space, including a corner walk-in

pantry™perfect for those who love to cook or

entertain. Whether you're hosting a dinner

party or preparing a quiet family meal, this



kitchen is sure to impress. One of the unique highlights of the main floor is the private bedroom with a full ensuite bathroom—a rare and thoughtful feature ideal for aging parents, guests, or a home office. Oversized triple-pane windows throughout the home fill every room with natural light while offering enhanced energy efficiency and quiet comfort year-round. Upstairs, you’ll find three generously sized bedrooms, including the luxurious primary suite, which serves as your own private retreat. This beautifully appointed room features a walk-in closet and a spa-inspired ensuite bathroom complete with a deep soaker tub, separate glass-enclosed shower, and dual vanities. The upper level also includes a large bonus room, perfect for family movie nights, a kids’ playroom, or a stylish home office, as well as a convenient laundry room with a modern washer and dryer. The unfinished basement offers an additional 846 sq ft of space, already roughed-in for a bathroom and central vacuum, providing the perfect canvas for future development—whether you envision a home theatre, gym, recreation area, or guest suite. Additional luxury features include a whole-home water softener system that protects your appliances and keeps your skin and hair feeling soft, double attached front garage, and extra parking on both the driveway and the street for added convenience.

Built in 2017

Essential Information

MLS® #	A2260216
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,040
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	84 Nolanhurst Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2025
Days on Market 32
Zoning R-G

Listing Details

Listing Office Real Broker

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