

\$869,900 - 74 Nolanfield Court Nw, Calgary

MLS® #A2247194

\$869,900

5 Bedroom, 4.00 Bathroom, 2,092 sqft
Residential on 0.11 Acres

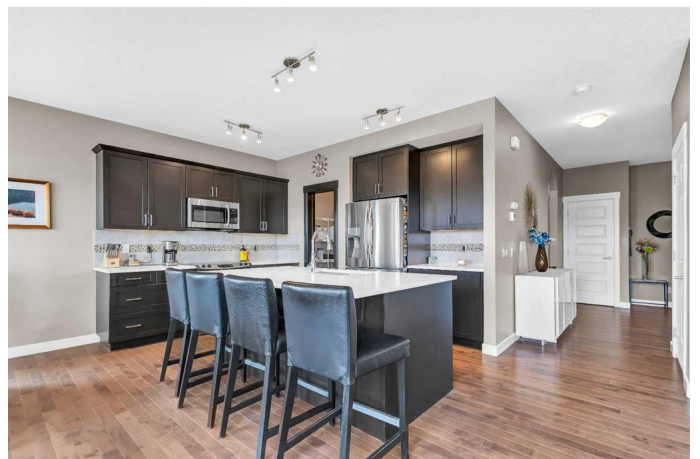
Nolan Hill, Calgary, Alberta

Welcome to this meticulously crafted 2,800+ square feet of living space, situated in the prestigious Nolan Hill community. This residence exemplifies luxury living with premium finishings and sophisticated design elements throughout.

The main floor features soaring ceilings and expansive windows, bathing the gourmet kitchen and adjacent dining area in natural light—ideal for both elegant entertaining and intimate family gatherings. Upstairs, three generously sized bedrooms include a tranquil master ensuite with a private ensuite and walk-in closet, complemented by a full bathroom and a versatile bonus room perfect for leisure or recreation.

The professionally finished, 2-bedroom basement legal suite includes a private entrance and a high-end kitchen, offering exceptional flexibility for extended family living or significant rental income potential. Year-round comfort is ensured with central air conditioning.

Externally, the property features a double attached garage, an expansive driveway, and a city-approved two-car parking pad, providing ample parking. The custom-designed backyard deck offers a private retreat for outdoor relaxation and entertaining. This home is nestled within a family friendly cul-de-sac, making it great for younger children. The



community offers so much opportunity and convenience with shopping, schools, parks, and transit all within close proximity.

This distinguished Nolan Hill home seamlessly blends elegance, functionality, and modern convenience, ready to welcome its discerning new owners.

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2247194 |
| Price | \$869,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,092 |
| Acres | 0.11 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 74 Nolanfield Court Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0L8 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | None |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, City Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 10th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 100 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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