

\$834,900 - 166 Nolanhurst Way Nw, Calgary

MLS® #A2229504

\$834,900

3 Bedroom, 3.00 Bathroom, 2,403 sqft

Residential on 0.11 Acres

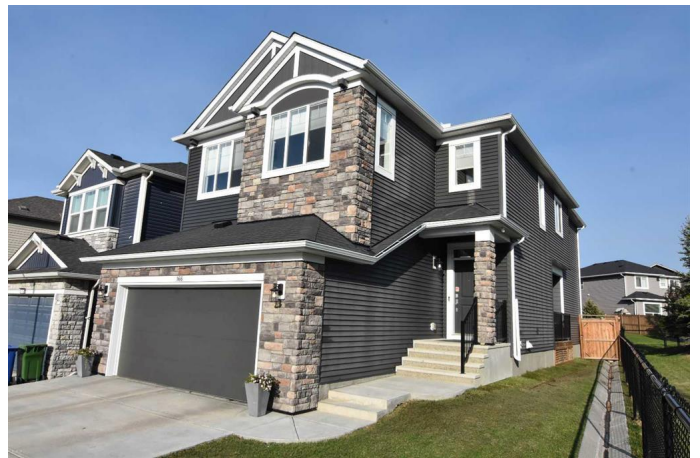
Nolan Hill, Calgary, Alberta

Welcome to this beautifully crafted two-storey home, perfectly positioned on a prime corner lot in the prestigious community of Nolan Hill. Built by award-winning Morrison Homes, this nearly 3,000 sq ft residence blends timeless sophistication with thoughtful family living; a rare find that offers unmatched privacy, space, and comfort.

Siding onto the park, this home invites you to unwind on the Lanai-style covered deck, complete with a dual-sided indoor/outdoor fireplace – ideal for hosting gatherings or enjoying quiet evenings sipping your favourite beverage.

Inside, discover an elevated interior design featuring 9-foot ceilings, a gourmet kitchen with quartz countertops, white cabinetry, soft-close drawers, and an upgraded appliance package that includes a built-in oven, microwave, induction cooktop with slide out drawers and a beverage refrigerator. A walk-in pantry provides function without compromising style.

The upper level offers a tranquil retreat: three well-appointed bedrooms plus a full bath and a grand primary suite with a private den/office/nursery, a spa-inspired ensuite with soaker tub and double sink vanity, expansive walk-in closet, and direct access to a walk-through laundry. A central soundproofed bonus room offers the ideal space for



entertainment, work, or relaxation.

Additional highlights include:
Landscaped/maintenance-free backyard;
Extra-large double attached garage;
Roughed-in central vacuum, Air conditioning & high-efficiency furnace; CAT-6 Ethernet wiring throughout for smart home readiness; Hunter Douglas top/down blinds; Engineered hardwood flooring; New washer, dryer, and dishwasher; Basement with roughed-in plumbing ready for your custom touch.

This Nolan Hill property is ideally situated in a quiet school zone for added safety and slower traffic, and there is also direct access to top-tier amenities, parks, trails.

Experience elevated family living with executive flair. Book your showing and discover a residence that truly feels like home.

Built in 2017

Essential Information

MLS® #	A2229504
Price	\$834,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,403
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	166 Nolanhurst Way Nw
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Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S6

Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater, Induction Cooktop, Wine Refrigerator
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided, Gas Starter, Glass Doors, Outside, See Through
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Covered Courtyard
Lot Description	Back Yard, Corner Lot, Rectangular Lot, See Remarks, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
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Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Encore Realty Professionals
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