

\$773,800 - 34 Nolanhurst Gardens Nw, Calgary

MLS® #A2209848

\$773,800

4 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 19 from 1-4PM Nestled in the desirable community of Nolan Hill, this beautifully designed two-story home with attached double garage offers 4 bedrooms and 3 full bathrooms! Step into a main floor that features an open-concept layout with a bright living space, a modern kitchen complete with stainless steel appliances, gas stove, quartz countertops, ceiling height shaker cabinets, and a convenient corner pantry for extra storage. The adjacent dining area flows seamlessly into the cozy living space with gas fireplace, making social gatherings effortless. Step into your private backyard oasisâ€”perfect for sipping your morning coffee or hosting summer barbecues on the expansive two-tiered deck with stone patio. The spacious, fully-fenced yard offers a safe play area for the kids, and thanks to low-maintenance AstroTurf, you'll spend more time enjoying and less time maintaining. A rare main-floor bedroom with a full 3-piece bathroom offers the perfect private retreat for guests or extended family and completes the main level. Upstairs, youâ€™ll find a spacious bonus room; a perfect spot for movie night, or a home office. Convenient upstairs laundry room is roughed-in for a sink. The luxurious primary suite features a bright and spacious walk-in closet with custom built-ins and drawers, while the spa-like 5-piece ensuite is adorned with upgraded quartz countertops, dual vanities, a sleek stand-up shower, and a deep soaking



tub for ultimate relaxation. Two additional spacious bedrooms share a 4-piece bath with the same upgraded quartz countertop completes the top floor. Endless possibilities await in the unfinished basement, offering a blank canvas for your dream space! With a double attached garage, landscaped backyard with a large deck, and close proximity to parks, schools, and shopping, this home offers both comfort and convenience in one of NW Calgary's most sought-after neighborhoods. Don't

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209848 |
| Price | \$773,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,033 |
| Acres | 0.09 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 34 Nolanhurst Gardens Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1S8 |

Amenities

| | |
|----------------|-------|
| Amenities | Other |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Vinyl Windows |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 23 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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