

# \$814,900 - 21 Nolanhurst Way Nw, Calgary

MLS® #A2211557

**\$814,900**

5 Bedroom, 4.00 Bathroom, 2,420 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**BEST-PRICED FRONT ATTACHED HOME IN NOLAN HILLS W/ A SIDE ENTRANCE!**

Welcome home to this beautifully designed property boasts top-tier finishes and a bright, open-concept main floor that's perfect for hosting family and friends. Located in the sought-after community of Nolan Hill! The chef-inspired kitchen features a generous island, granite countertops, premium stainless steel appliances, and lots of cabinetry space. Sunlight pours in through large windows, while the cozy living room fireplace adds warmth and charm. Step outside to a spacious deck and a large backyard—ideal for relaxing or entertaining outdoors. Upstairs, discover a versatile bonus room, three generously sized bedrooms, a stylish 5-piece bathroom, and a stunning primary suite complete with a luxurious 5-piece ensuite and walk-in closet. The upper level also includes a conveniently located laundry room. The fully finished basement offers even more living space, with a large recreation area, an additional room, a 4-piece bathroom, and a separate REAR BASEMENT ENTRANCE, perfect for extended family or potential rental income. Located just minutes from shopping, and amenities, and with quick access to Stoney Trail and Highway 2, this home truly has it all. Don't miss out—book your private showing today and fall in love with everything this home has to offer!

Built in 2017



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211557    |
| Price          | \$814,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,420       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21 Nolanhurst Way Nw |
| Subdivision | Nolan Hill           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0Z2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

Basement                      Exterior Entry, Finished, Partial, Walk-Up To Grade

**Exterior**

Exterior Features      Private Yard  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 14th, 2025  
Days on Market        73  
Zoning                  R-G  
HOA Fees               100  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Century 21 Bravo Realty

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