

\$829,900 - 74 Nolanfield Court Nw, Calgary

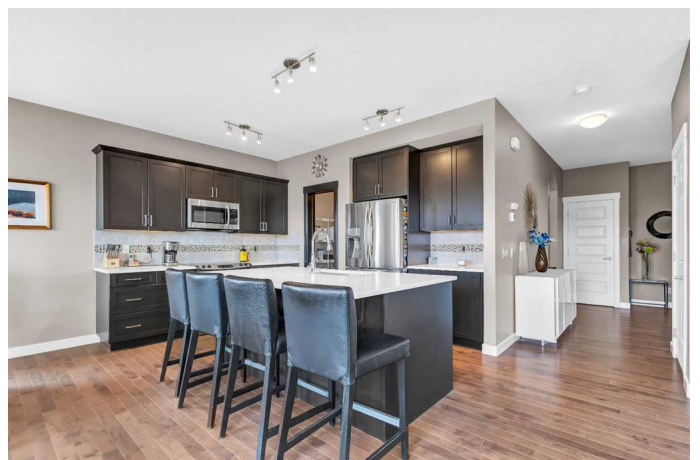
MLS® #A2250881

\$829,900

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

Nolan Hill, Calgary, Alberta

MASSIVE PRICE DROP* 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® #	A2250881
Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
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	Other
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	16
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.