

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

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MLS® #A2229504

**\$834,900**

3 Bedroom, 3.00 Bathroom, 2,403 sqft

Residential on 0.11 Acres

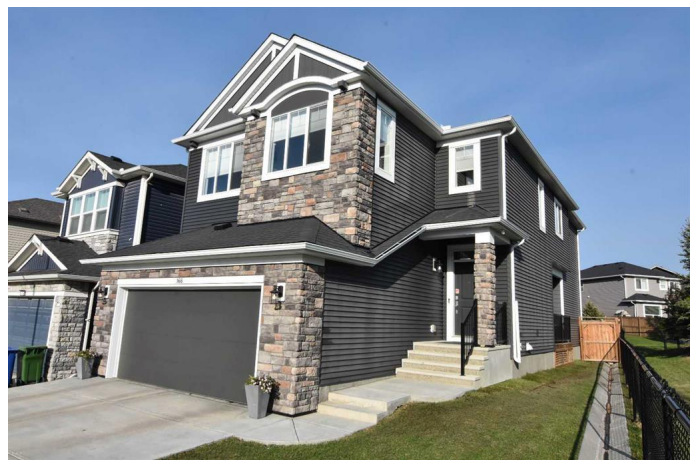
Nolan Hill, Calgary, Alberta

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 connected private room that can be used for a 4th bedroom/den/office, 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; Partially finished basement area that simply needs a wall to make an enclosed bedroom area complete with egress windows; Roughed-in plumbing for a lower level bathroom; Clean and pristine home.

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  
Subdivision Nolan Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3K 1S6

## Amenities

Amenities Park, Playground  
Parking Spaces 4  
Parking Double Garage Attached, Garage Door Opener, Oversized, Concrete Driveway, Garage Faces Front  
# 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, Wine Refrigerator, Gas Water Heater, Induction Cooktop  
Heating Fireplace(s), Forced Air, Natural Gas  
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, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                17  
Zoning                              R-G  
HOA Fees                         105  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Encore Realty Professionals

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