

# \$950,000 - 106 Nolanciff Crescent Nw, Calgary

MLS® #A2247390

**\$950,000**

5 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

**SIMPLY AMAZING** – The One You’ve Been Waiting For!

This exceptional 5-bedroom, 3.5-bathroom walkout home in family-friendly Nolan Hill offers over 3,400 sq.ft. of luxurious living space, thoughtfully designed for growing families who love space, comfort, and style. Perched on a south-facing ravine lot, this home offers uninterrupted views, no rear neighbors, and direct access to peaceful walking paths—the perfect setting for your own private backyard retreat, complete with space for a swing set, trampoline, or cozy fire pit.

Step inside and you’ll immediately notice the high-end finishes and thoughtful layout that set this home apart.

**Main Level Highlights:**

Soaring 9’ ceilings and rich maple hardwood floors

Chef-inspired kitchen with granite countertops, built-in microwave, ample cabinetry, and a walkthrough pantry

Formal dining room and sunny kitchen nook—great for entertaining

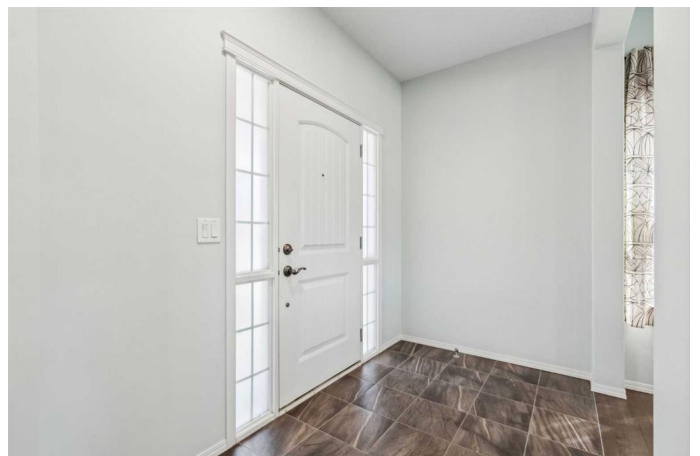
Custom gas fireplace and mantel in the cozy living room

Spacious mudroom with extra storage?

**Upper Level Features:**

Expansive bonus room—ideal for movie nights or family hangouts

Primary suite retreat with walk-in closet and spa-style ensuite, complete with dual sinks, a stand shower, and soaker tub



Three more bedrooms, all with walk-in closets  
Upper-level laundry and a well-appointed main bath?

Walkout Basement:

Bright and airy with 9'™ ceilings and oversized windows

Generous recreation room

Fifth bedroom and full bathroom"perfect for guests or multi-generational living

Additional features include concrete pathways, a rear patio, full fencing, and attractive curb appeal.

Located minutes from Costco, Walmart, parks, schools, and major amenities, this home is the perfect blend of luxury, comfort, and convenience.

Homes of this caliber, at this price point, don't come around often, do not miss out.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247390    |
| Price          | \$950,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,457       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 106 Nolancliff Crescent Nw |
| Subdivision | Nolan Hill                 |
| City        | Calgary                    |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0S6 |

### Amenities

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

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Vinyl Windows                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                            |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Wood Frame                               |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 43                |
| Zoning         | R-G               |
| HOA Fees       | 100               |
| HOA Fees Freq. | ANN               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.