

# \$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, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
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        94  
Zoning                  R-G  
HOA Fees                100  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           Century 21 Bravo 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.