

# \$979,000 - 165 Nolanhurst Way Nw, Calgary

MLS® #A2226819

**\$979,000**

4 Bedroom, 4.00 Bathroom, 2,850 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

This exquisite 3-storey single-family home is nestled in the desirable Nolan Hill community. It features 3 bedrooms on the second floor and a spacious master suite with an ensuite bathroom on the third floor, totaling 4 bedrooms and 4 bathrooms. The basement is generously sized, offering ample space for storage or additional living areas. The home also includes an attached double garage and spans an impressive 2,849 square feet. A large playground directly in front of the house provides endless entertainment for children, making it an ideal family residence. The property is situated on a quiet street with an east-facing front, ensuring plenty of natural light. Its prime location offers easy access to parks, schools, shopping centers, and the convenience of Stoney Trail. This is a rare opportunity to own a move-in-ready home that offers built-in flexibility to suit your lifestyle. Don't miss the chance to book your private showing today!

Built in 2018

## Essential Information

MLS® #	A2226819
Price	\$979,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,850
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	165 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        20  
Zoning                      R-G  
HOA Fees                  105  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Skyrock

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