\$809,500 - 119 Nottingham Road Nw, Calgary

MLS® #A2202599

\$809,500

3 Bedroom, 3.00 Bathroom, 1,190 sqft Residential on 0.18 Acres

North Haven Upper, Calgary, Alberta

Open House Sunday April 20th..1:30 PM - 3:30 PM...

Welcome to 119 Nottingham Road NW – A Home With Heart and Harmony

This beautifully maintained home is perfect for anyone who works from home, loves to entertain, orâ€"like the current ownersâ€"enjoys blending community and creativity. Since 2012, this has been the proud home of Gallery House Concerts, a beloved series hosted right here. The owners have lived here since 1995 and have lovingly cared for and upgraded the home throughout the years.

There are too many improvements to list here, but you'II find a detailed spreadsheet in the documents section outlining the upgrades and maintenance completed over time. You'II also find a heartfelt letter from the sellersâ€"a wonderful insight into the love and care they've poured into this home.

The main level Primary bedroom features a spacious walk-in closet, a 3-piece ensuite, and garden doors leading to a charming widow's walk across the back of the house. The main floor office could easily be converted back into a bedroom, if desired, while the Gallery/multi-function room offers flexible space for a studio, office, or creative lounge. This room also features garden doors





to a Juliet balcony, as does the dining room, which opens onto the back deck.

With three sets of garden doors and windows on three sides, the home is flooded with natural light and invites refreshing cross-breezesâ€"creating a bright and welcoming atmosphere all day long.

Additional features include:

6 photovoltaic (solar) panels, installed in 2012 through ENMAX (now fully paid off and transferred to the homeowner).

A two-level, covered back deck accessible from both the dining room and Primary bedroom.

A fenced, southwest-facing backyard with a rolling gate that secures the RV pad.

Direct access via a pedestrian tunnel under 14th Street NW to the trails and pathways of Nose Hill Parkâ€"one of Calgary's natural treasures.

You'II also love the home's proximity to schools, parks, shopping, restaurants, and quick access to downtown or routes out of the city.

All the work has been doneâ€"just move in and enjoy this special home full of warmth, light, and creative spirit.

Built in 1976

Essential Information

MLS® # A2202599
Price \$809,500

Bedrooms 3

Bathrooms 3.00 Full Baths 3

Square Footage 1,190

Acres 0.18 Year Built 1976

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 119 Nottingham Road Nw

Subdivision North Haven Upper

City Calgary
County Calgary
Province Alberta
Postal Code T2K 5R2

Amenities

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, Front Drive, Heated

Garage, Insulated, Off Street, Parking Pad, RV Access/Parking

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers,

French Door, No Smoking Home, Open Floorplan, Vaulted Ceiling(s),

Track Lighting

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Partial, Walk-Up To Grade

Exterior



Exterior Features Balcony, Other

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot,

Landscaped, Lawn, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 16

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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