

\$788,800 - 34 Nolanhurst Gardens Nw, Calgary

MLS® #A2209848

\$788,800

4 Bedroom, 3.00 Bathroom, 2,033 sqft
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Nestled in the desirable community of Nolan Hill, this beautifully designed two-story home with attached double garage offers 4 bedrooms and 3 full bathrooms! Step into a main floor that features an open-concept layout with a bright living space, a modern kitchen complete with stainless steel appliances, gas stove, quartz countertops, ceiling height shaker cabinets, and a convenient corner pantry for extra storage. The adjacent dining area flows seamlessly into the cozy living space with gas fireplace, making social gatherings effortless. Step into your private backyard oasis—perfect for sipping your morning coffee or hosting summer barbecues on the expansive two-tiered deck with stone patio. The spacious, fully-fenced yard offers a safe play area for the kids, and thanks to low-maintenance AstroTurf, you'll spend more time enjoying and less time maintaining. A rare main-floor bedroom with a full 3-piece bathroom offers the perfect private retreat for guests or extended family and completes the main level. Upstairs, you'll find a spacious bonus room; a perfect spot for movie night, or a home office. Convenient upstairs laundry room is roughed-in for a sink. The luxurious primary suite features a bright and spacious walk-in closet with custom built-ins and drawers, while the spa-like 5-piece ensuite is adorned with upgraded quartz countertops, dual vanities, a sleek stand-up shower, and a deep soaking tub for ultimate relaxation. Two additional



spacious bedrooms share a 4-piece bath with the same upgraded quartz countertop completes the top floor. Endless possibilities await in the unfinished basement, offering a blank canvas for your dream space! With a double attached garage, landscaped backyard with a large deck, and close proximity to parks, schools, and shopping, this home offers both comfort and convenience in one of NW Calgary's most sought-after neighborhoods. Don't

Built in 2017

Essential Information

MLS® #	A2209848
Price	\$788,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,033
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 Nolanhurst Gardens Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 4

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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