

# \$889,988 - 48 Nolanhurst Common Nw, Calgary

MLS® #A2229856

**\$889,988**

4 Bedroom, 4.00 Bathroom, 2,175 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

**\*Open House 1-4pm Aug 30\*** Welcome to this beautifully designed and thoughtfully upgraded home offering over 3,000 sq.ft. of total living space situated on a spacious corner lot in the desirable community of Nolan Hill.

Step into a bright and modern white kitchen featuring full-height cabinetry, a gas stove, and plenty of prep and storage space – perfect for the home chef. The main floor boasts a huge balcony, ideal for summer barbecues and outdoor dining.

Enjoy the east-facing dining and living area, where you can bask in the morning sunshine with your coffee or breakfast.

Upstairs, you'll find a spacious bonus room, a dedicated study nook, and a luxurious primary bedroom complete with a spa-inspired 5-piece ensuite. Two additional generously sized bedrooms, a second full bathroom, and a large laundry room provide comfort and convenience for the whole family.

The fully developed walkout basement adds exceptional versatility with two large living areas, a big bedroom with a window, and a full bathroom – perfect for extended family, or guests. A paved side concrete pathway leads directly to the basement entrance, opening up possibilities for a home-based business such as a dayhome, barber, or nail studio.

The fully fenced backyard features durable white vinyl fencing, offering a low-maintenance, secure space for kids and pets to play. The double garage includes a windowed/glass garage door to allow in natural



light, adding to the clean and functional aesthetic. Additional features include central air conditioning, a water softener, and a water filtration system, enhancing comfort and water quality throughout the home.

All this is located just 5 minutes from Costco, T&T, Walmart, and Shoppers, with quick access to Stoney Trail and the Nolan Hill Health Campus filled with medical and dental services.

Don't miss your chance to own this versatile and beautifully appointed home in one of NW Calgary's most convenient and family-friendly communities!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229856    |
| Price          | \$889,988   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,175       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 48 Nolanhurst Common Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1S7                 |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                                          |
| Parking Spaces | 4                                                                                                                         |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Gated |
| # of Garages   | 2                                                                                                                         |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Gas Water Heater, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Family Room, Gas                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                       |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 141             |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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