

# \$900,000 - 91 Nolanfield Court Nw, Calgary

MLS® #A2234310

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE, Saturday, July 5th, from 1 pm to 3 pm! This beautifully upgraded 2,418 sq ft home by Homes by Avi sits on a quiet pie lot at the end of a cul-de-sac, steps from a playground in the heart of Nolan Hill. The main level features 9-foot ceilings, hardwood floors, abundant natural light, and a built-in sound system. The upgraded gourmet kitchen is a standout with a massive 9-foot quartz island, dual Silgranite sinks, stainless steel appliances including a 36-inch gas cooktop, built-in double wall ovens, and 42-inch cabinetry. The great room centers around a gas fireplace with coffered ceilings, and there's a versatile front flex room ideal for a home office. A spacious mudroom with a built-in locker and a rare side entrance adds to the home's functionality.

Upstairs, a vaulted bonus room provides a perfect retreat for family movie nights or a play area. The luxurious primary suite features dual walk-in closets, dual vanities, and a built-in makeup station. Two additional bedrooms, an upper-level laundry room, and a well-appointed full bath complete the upper floor. The professionally finished basement by Basement Builders continues the home's quality, featuring 9-foot ceilings, a large recreation area with a home gym on one side and a cozy family room with a bar on the other, plus a fourth bedroom and a full bathroom—ideal for guests or extended family.

Outside, the backyard has been thoughtfully



landscaped with mature trees, a natural stone patio and walkway, a large deck featuring privacy screens and a hot tub, as well as a shed, dog run, and an integrated sound system. The oversized, double-attached garage is loaded with extras, including a dog wash, workbench, sink, and overhead storage. Nolan Hill continues to grow as one of NW Calgary's most family-friendly communities, with winding pathways, playgrounds, and quick access to local amenities, including The Gates of Nolan Hill shopping plaza. New schools are in the planning stages, and a range of excellent public and Catholic schools already serve the community. Nearby transit options, well-maintained green spaces, and a strong sense of community make this home a standout choice for families seeking to establish roots.

Built in 2012

**Essential Information**

MLS® #	A2234310
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,418
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	91 Nolanfield Court Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0L6

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage, Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

eXp Realty

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