

# \$869,900 - 74 Nolanfield Court Nw, Calgary

MLS® #A2247194

**\$869,900**

5 Bedroom, 4.00 Bathroom, 2,092 sqft  
Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

Welcome to this meticulously crafted 2,800+ square feet of living space, situated in the prestigious Nolan Hill community. This residence exemplifies luxury living with premium finishings and sophisticated design elements throughout.

The main floor features soaring ceilings and expansive windows, bathing the gourmet kitchen and adjacent dining area in natural light—ideal for both elegant entertaining and intimate family gatherings. Upstairs, three generously sized bedrooms include a tranquil master ensuite with a private ensuite and walk-in closet, complemented by a full bathroom and a versatile bonus room perfect for leisure or recreation.

The professionally finished, 2-bedroom basement legal suite includes a private entrance and a high-end kitchen, offering exceptional flexibility for extended family living or significant rental income potential. Year-round comfort is ensured with central air conditioning.

Externally, the property features a double attached garage, an expansive driveway, and a city-approved two-car parking pad, providing ample parking. The custom-designed backyard deck offers a private retreat for outdoor relaxation and entertaining. This home is nestled within a family friendly cul-de-sac, making it great for younger children. The



community offers so much opportunity and convenience with shopping, schools, parks, and transit all within close proximity.

This distinguished Nolan Hill home seamlessly blends elegance, functionality, and modern convenience, ready to welcome its discerning new owners.

Built in 2014

### **Essential Information**

MLS® #	A2247194
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,092
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	74 Nolanfield Court Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0L8

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 10th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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