

\$834,900 - 166 Nolanhurst Way Nw, Calgary

MLS® #A2229504

\$834,900

3 Bedroom, 3.00 Bathroom, 2,403 sqft

Residential on 0.11 Acres

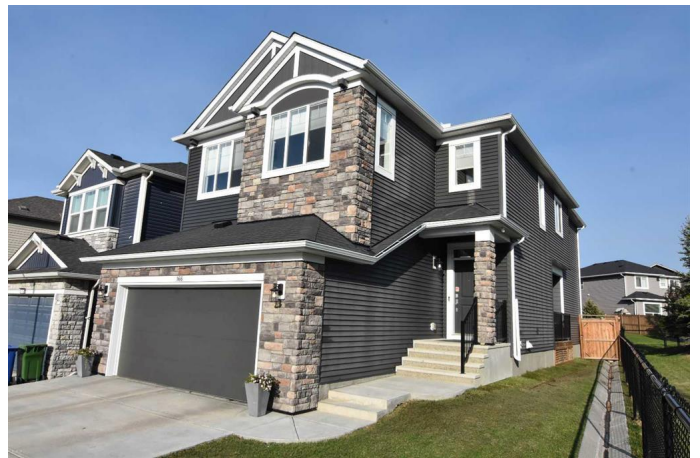
Nolan Hill, Calgary, Alberta

Welcome to this beautifully crafted two-storey home, perfectly positioned on a prime corner lot in the prestigious community of Nolan Hill. Built by award-winning Morrison Homes, this nearly 3,000 sq ft residence blends timeless sophistication with thoughtful family living; a rare find that offers unmatched privacy, space, and comfort.

Siding onto the park, this home invites you to unwind on the Lanai-style covered deck, complete with a dual-sided indoor/outdoor fireplace – ideal for hosting gatherings or enjoying quiet evenings sipping your favourite beverage.

Inside, discover an elevated interior design featuring 9-foot ceilings, a gourmet kitchen with quartz countertops, white cabinetry, soft-close drawers, and an upgraded appliance package that includes a built-in oven, microwave, induction cooktop with slide out drawers and a beverage refrigerator. A walk-in pantry provides function without compromising style.

The upper level offers a tranquil retreat: three well-appointed bedrooms plus a full bath and a grand primary suite with a connected private room that can be used for a 4th bedroom/den/office, a spa-inspired ensuite with soaker tub and double sink vanity, expansive walk-in closet, and direct access to a walk-through laundry. A central



soundproofed bonus room offers the ideal space for entertainment, work, or relaxation.

Additional highlights include:
Landscaped/maintenance-free backyard;
Extra-large double attached garage;
Roughed-in central vacuum, Air conditioning & high-efficiency furnace; CAT-6 Ethernet wiring throughout for smart home readiness; Hunter Douglas top/down blinds; Engineered hardwood flooring; New washer, dryer, and dishwasher; Partially finished basement area that simply needs a wall to make an enclosed bedroom area complete with egress windows; Roughed-in plumbing for a lower level bathroom; Clean and pristine home.

This Nolan Hill property is ideally situated in a quiet school zone for added safety and slower traffic, and there is also direct access to top-tier amenities, parks, trails.

Experience elevated family living with executive flair. Book your showing and discover a residence that truly feels like home.

Built in 2017

Essential Information

MLS® #	A2229504
Price	\$834,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,403
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 166 Nolanhurst Way Nw
Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3K 1S6

Amenities

Amenities Park, Playground
Parking Spaces 4
Parking Double Garage Attached, Garage Door Opener, Oversized, Concrete Driveway, Garage Faces Front
of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Water Heater, Induction Cooktop
Heating Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Double Sided, Gas Starter, Glass Doors, Outside, See Through
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Other, Covered Courtyard
Lot Description Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025
Days on Market 18
Zoning R-G
HOA Fees 105
HOA Fees Freq. ANN

Listing Details

Listing Office Encore Realty Professionals

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