

# \$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: Sat & Sun 1-4pm\***

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.

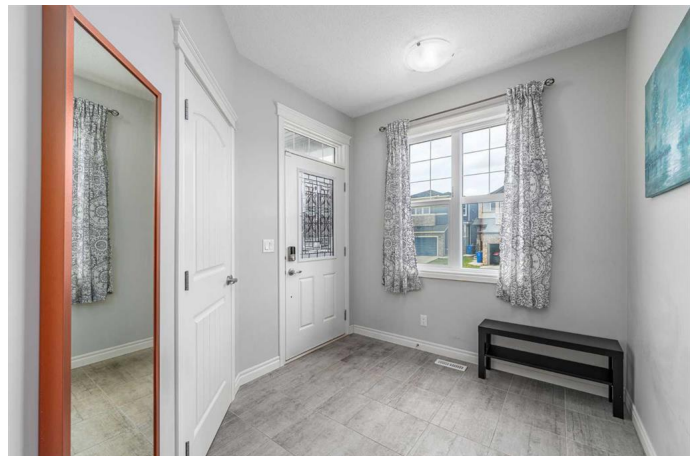
Step into a bright and modern white kitchen featuring full-height cabinetry, a gas stove, and plenty of prep and storage space – perfect for the home chef. The main floor boasts a huge balcony, ideal for summer barbecues and outdoor dining.

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	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Additional Parking, Gated, Insulated
# 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, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Water Heater
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	8
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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