# \$875,000 - 91 Nolanfield Court Nw, Calgary

MLS® #A2239952

#### \$875,000

4 Bedroom, 4.00 Bathroom, 2,418 sqft Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

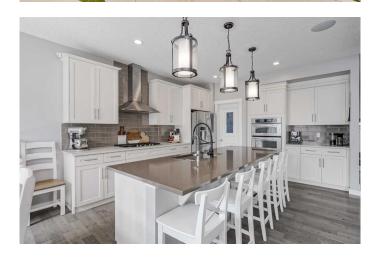
OPEN HOUSE! Saturday, July 19th from 2 PM to 4 PM. This beautifully upgraded 2,418 sq ft home by Homes by Avi sits on a quiet pie lot at the end of a cul-de-sac, steps from a playground in the heart of Nolan Hill. The main level features 9-foot ceilings, hardwood floors, abundant natural light, and a 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 bathroomâ€"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® # A2239952 Price \$875,000

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, Street Lighting, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 15th, 2025

Days on Market 3
Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

# **Listing Details**

### Listing Office eXp Realty

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