\$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.

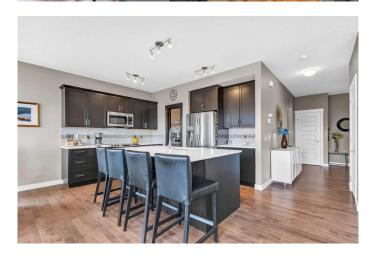
The main floor features soaring ceilings and expansive windows, bathing the gourmet kitchen and adjacent dining area in natural lightâ€"ideal for both elegant entertaining and intimate family gatherings. Upstairs, three generously sized bedrooms include a tranquil master ensuite with a private ensuite 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 1

Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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