

# \$856,000 - 47 Nolancliff Place Nw, Calgary

MLS® #A2255330

## \$856,000

5 Bedroom, 4.00 Bathroom, 2,340 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Nestled in the desirable Nolan Hill community, this meticulously maintained 2-storey home at 47 Nolancliff Place NW offers over 3,000 sq. ft. of thoughtfully designed living space, combining comfort and convenience.

The main floor showcases a welcoming living room with a cozy fireplace, perfect for relaxing or entertaining. The modern kitchen boasts a pantry and an upgraded additional counter space with cabinetry—ideal for extra storage and meal preparation.

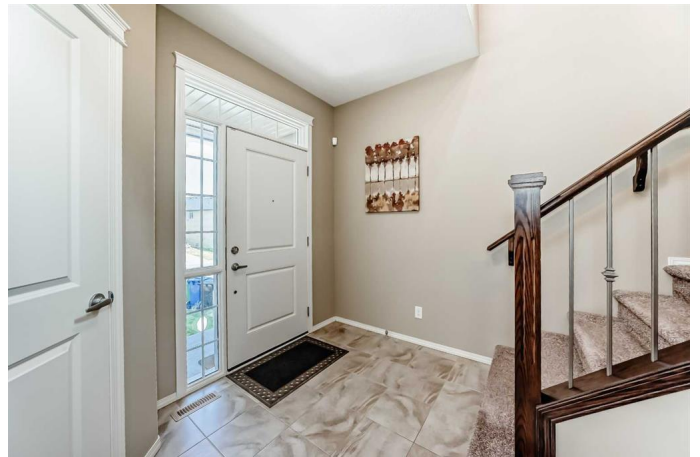
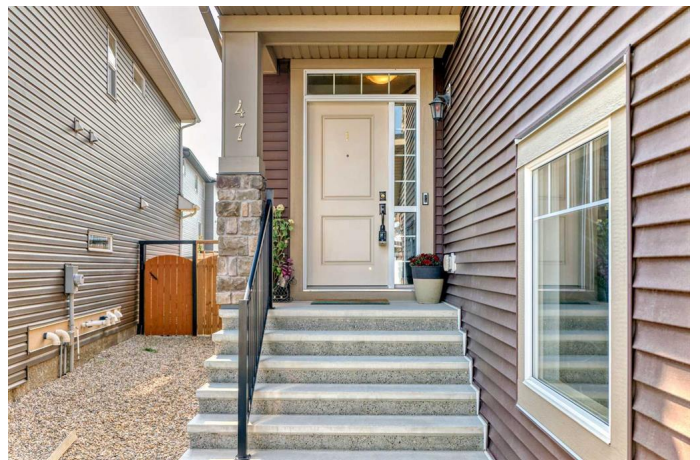
Upstairs are 3 spacious bedrooms, 2 bathrooms, along with a convenient laundry room and a bright and spacious bonus room perfect for a home office and family area. The master suite features an exceptionally large walk-in closet, and 4-piece ensuite.

The fully finished basement adds a 4th bedroom and an extra room to suit your needs—whether as an office, game room, or hobby space plus a full bathroom and additional living space, ideal for a recreation room or home gym.

Located just minutes from major roadways, shopping centers, and schools, this home also offers unmatched family convenience—with a playground just a few steps away. Surrounded by parks and green space, it perfectly blends suburban tranquility with urban accessibility.

Built in 2015

## Essential Information



MLS® #	A2255330
Price	\$856,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,340
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Nolancliff Place Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T4

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Top Producer Realty and Property Management
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