

# \$749,900 - 125 Nolanhurst Way Nw, Calgary

MLS® #A2205511

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,977 sqft  
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

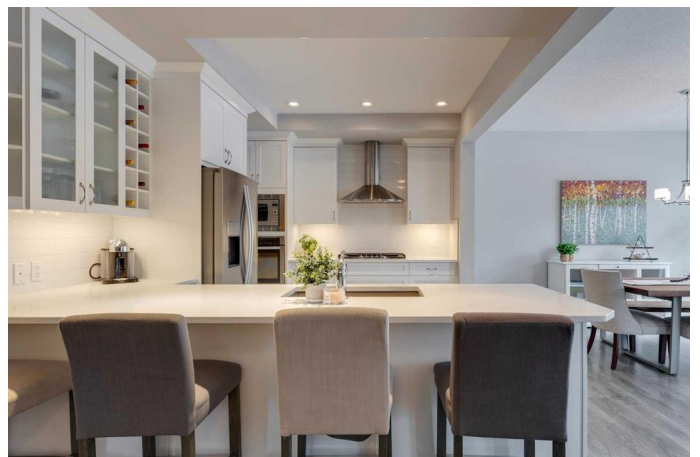
Welcome to 125 Nolanhurst Way, a beautiful 2-storey home in the highly sought-after community of Nolanhill. Situated directly across from a playground and green space, this home offers both convenience and tranquility.

As you step inside, you're immediately greeted by stunning laminate flooring that flows throughout the main floor. The spacious living room features a striking gas fireplace, with gorgeous floor-to-ceiling stonework, creating a focal point in the room. Just off the living area, the large dining space is perfect for family meals or entertaining. The modern kitchen is a chef's dream, featuring a gas stovetop, wall oven, range hood, and built-in microwave, all complemented by sleek stainless steel appliances.

A spacious mudroom leads to a generous walk-through pantry, making it incredibly easy to unload groceries and keep everything organized.

Upstairs, you'll find three well-sized bedrooms and two bathrooms. The layout includes a large bonus room at the centre of the home, providing a perfect retreat or play area. The primary bedroom is a true sanctuary, offering ample space and a luxurious 5-piece ensuite and a huge walk in closet. A convenient upstairs laundry room ensures ease and efficiency for everyday tasks.

The unfinished basement is a blank canvas, ready for you to transform into the ultimate man cave, home theatre, or additional living



space, with endless possibilities.

This home is perfectly located, offering both comfort and convenience. Come see what makes 125 Nolanhurst Way the perfect place to call home!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205511    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,977       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 125 Nolanhurst Way Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1S4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

Interior Features Bathroom Rough-in, No Smoking Home, Pantry, Quartz Counters, See

|                 |   |
|-----------------|---|
|                 | Remarks, Vinyl Windows, Walk-In Closet(s)   |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Gas  |
| Has Basement    | Yes   |
| Basement        | Full, Unfinished  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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