

# \$834,900 - 166 Nolanhurst Way Nw, Calgary

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MLS® #A2229504

**\$834,900**

3 Bedroom, 3.00 Bathroom, 2,403 sqft

Residential on 0.11 Acres

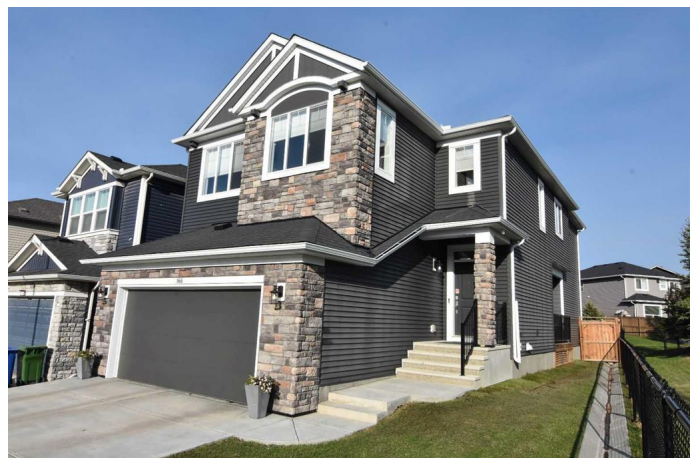
Nolan Hill, Calgary, Alberta

Welcome to this beautifully crafted two-storey home, perfectly positioned on a prime corner lot in the prestigious community of Nolan Hill. Built by award-winning Morrison Homes, this nearly 3,000 sq ft residence blends timeless sophistication with thoughtful family living; a rare find that offers unmatched privacy, space, and comfort.

Siding onto the park, this home invites you to unwind on the Lanai-style covered deck, complete with a dual-sided indoor/outdoor fireplace – ideal for hosting gatherings or enjoying quiet evenings sipping your favourite beverage.

Inside, discover an elevated interior design featuring 9-foot ceilings, a gourmet kitchen with quartz countertops, white cabinetry, soft-close drawers, and an upgraded appliance package that includes a built-in oven, microwave, induction cooktop with slide out drawers and a beverage refrigerator. A walk-in pantry provides function without compromising style.

The upper level offers a tranquil retreat: three well-appointed bedrooms plus a full bath and a grand primary suite with a private den/office/nursery, a spa-inspired ensuite with soaker tub and double sink vanity, expansive walk-in closet, and direct access to a walk-through laundry. A central soundproofed bonus room offers the ideal space for



entertainment, work, or relaxation.

Additional highlights include:  
Landscaped/maintenance-free backyard;  
Extra-large double attached garage;  
Roughed-in central vacuum, Air conditioning & high-efficiency furnace; CAT-6 Ethernet wiring throughout for smart home readiness; Hunter Douglas top/down blinds; Engineered hardwood flooring; New washer, dryer, and dishwasher; Basement with roughed-in plumbing ready for your custom touch.

This Nolan Hill property is ideally situated in a quiet school zone for added safety and slower traffic, and there is also direct access to top-tier amenities, parks, trails.

Experience elevated family living with executive flair. Book your showing and discover a residence that truly feels like home.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229504    |
| Price          | \$834,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,403       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 166 Nolanhurst Way Nw |
|---------|-----------------------|

|             |            |
|-------------|------------|
| Subdivision | Nolan Hill |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3K 1S6    |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Playground, Park                                                                             |
| Parking Spaces | 4                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater, Induction Cooktop, Wine Refrigerator                                                      |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Double Sided, Gas Starter, Glass Doors, Outside, See Through                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                                                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Other, Covered Courtyard                                                              |
| Lot Description   | Back Yard, Corner Lot, Rectangular Lot, See Remarks, Low Maintenance Landscape, Level |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame, Stone                                                       |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 7   |
| Zoning         | R-G |
| HOA Fees       | 105 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Encore Realty Professionals |
|----------------|-----------------------------|

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