

\$799,900 - 47 Nolancliff Place Nw, Calgary

MLS® #A2255330

\$799,900

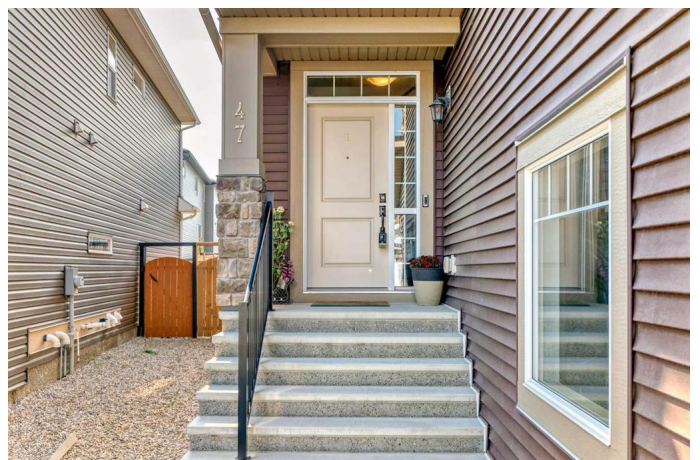
4 Bedroom, 4.00 Bathroom, 2,340 sqft
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Nestled in the highly desirable Nolan Hill community, just steps from a community park with a playground, this well-maintained 2-storey home offers over 3,000 sq. ft. of thoughtfully designed living space. Showcasing pride of ownership and a range of one-of-a-kind upgrades that set it apart from standard builder homes, it features soaring 9-foot ceilings, a garage window that fills the space with natural light, and a sunny southwest-facing backyard perfect for outdoor enjoyment. This home strikes the ideal balance of style, comfort, and convenience.

Step into the main floor, where a sun-filled living room with a cozy fireplace welcomes you, enhanced by designer light fixtures in both the living and dining areas to create an inviting and elegant atmosphere. The modern kitchen impresses with a pantry, upgraded extended counter space with additional cabinetry, and an adjoining prep kitchen—offering both style and functionality for effortless meal prep and entertaining family and friends.

Upstairs, the primary suite features an exceptionally large walk-in closet, a 4-piece ensuite, and a second thermostat for convenient independent control of heating and AC. The laundry room has been upgraded and relocated to the second floor, complete with a high-value folding countertop to add everyday convenience.



The fully finished basement includes a wet bar, versatile living space and one bedroom+1 den, ideal for entertaining, hosting game nights, or creating a cozy retreat. An upgraded staircase railing provides a stylish finishing touch to this exceptional home.

Built in 2015

Essential Information

MLS® #	A2255330
Price	\$799,900
Bedrooms	4
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	Playground, Park
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, Microwave, Refrigerator, Washer/Dryer, Gas Stove, Oven
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	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	50
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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