\$875,000 - 91 Nolanfield Court Nw, Calgary

MLS® #A2239952

\$875,000

4 Bedroom, 4.00 Bathroom, 2,418 sqft Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

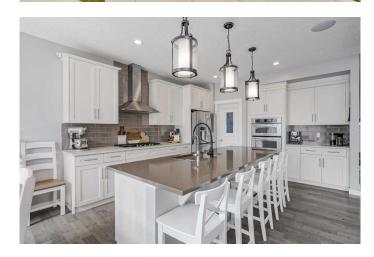
OPEN HOUSE! Saturday, July 19th from 2 PM to 4 PM. This beautifully upgraded 2,418 sq ft home by Homes by Avi sits on a quiet pie lot at the end of a cul-de-sac, steps from a playground in the heart of Nolan Hill. The main level features 9-foot ceilings, hardwood floors, abundant natural light, and a built-in sound system. The upgraded gourmet kitchen is a standout with a massive 9-foot quartz island, dual Silgranite sinks, stainless steel appliances including a 36-inch gas cooktop, built-in double wall ovens, and 42-inch cabinetry. The great room centers around a gas fireplace with coffered ceilings, and there's a versatile front flex room ideal for a home office. A spacious mudroom with a built-in locker and a rare side entrance adds to the home's functionality.

Upstairs, a vaulted bonus room provides a perfect retreat for family movie nights or a play area. The luxurious primary suite features dual walk-in closets, dual vanities, and a built-in makeup station. Two additional bedrooms, an upper-level laundry room, and a well-appointed full bath complete the upper floor. The professionally finished basement by Basement Builders continues the home's quality, featuring 9-foot ceilings, a large recreation area with a home gym on one side and a cozy family room with a bar on the other, plus a fourth bedroom and a full bathroomâ€"ideal for guests or extended family.

Outside, the backyard has been thoughtfully







landscaped with mature trees, a natural stone patio and walkway, a large deck featuring privacy screens and a hot tub, as well as a shed, dog run, and an integrated sound system. The oversized, double-attached garage is loaded with extras, including a dog wash, workbench, sink, and overhead storage. Nolan Hill continues to grow as one of NW Calgary's most family-friendly communities, with winding pathways, playgrounds, and quick access to local amenities, including The Gates of Nolan Hill shopping plaza. New schools are in the planning stages, and a range of excellent public and Catholic schools already serve the community. Nearby transit options, well-maintained green spaces, and a strong sense of community make this home a standout choice for families seeking to establish roots.

Built in 2012

Essential Information

MLS® # A2239952 Price \$875,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,418

Acres 0.11 Year Built 2012

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 91 Nolanfield Court Nw

Subdivision Nolan Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3R 0L6

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, Pantry, Stone Counters, Storage, Vinyl Windows

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2025

Days on Market 1

Zoning R-G HOA Fees 100 HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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