

# \$849,900 - 30 Nolanhurst Gardens Nw, Calgary

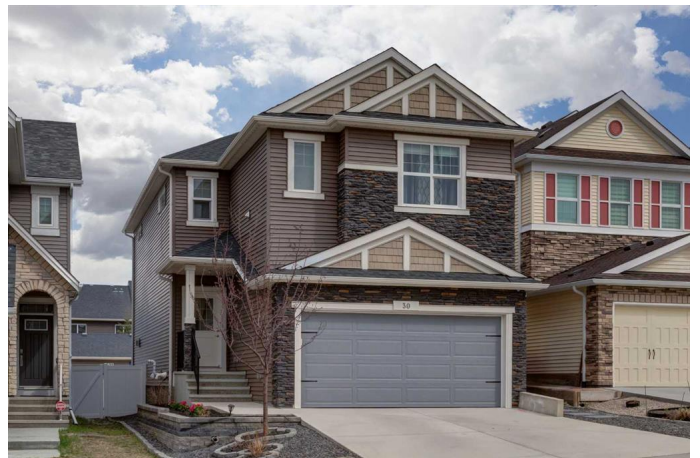
MLS® #A2215969

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,263 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**\*\*OPEN HOUSE MAY 31 12-3PM\*\*** Welcome to 30 Nolanhurst Gardens NW, a beautifully upgraded and meticulously maintained Pacesetter Denali 4 model located in the desirable and family-friendly community of Nolan Hill. This fully finished home offers nearly 3000 sq ft of thoughtfully designed living space across all three levels, with exceptional curb appeal and a low-maintenance front yard that sets the tone for the quality found throughout. As you step inside, you're greeted by a spacious front foyer that opens to a private main floor office, enclosed with French doors and styled with designer wallpaper—making it an ideal space for working from home. The open-concept main level features 9'™ ceilings, upgraded lighting, and durable laminate flooring, seamlessly connecting the main floor. The heart of the home is the chef-inspired kitchen, showcasing white quartz countertops, dark espresso cabinetry, and an upgraded stainless steel appliance package, including a gas cooktop, chimney-style range hood, and a convection wall oven. A convenient walk-through pantry leads directly to the garage. The bright and spacious dining area is designed for entertaining and family gatherings, with access to the sunny deck. The adjacent living room is warm and inviting, centered around a gas fireplace with modern tile surround, creating the perfect spot to relax at the end of the day. Upstairs, you'll find a well-appointed central bonus room, ideal for



cozy family movie nights. The generous primary suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks with quartz countertops, a soaker tub, and a separate shower. Three additional bedrooms are well-sized and share a beautifully finished 5-piece main bathroom, also with dual sinks and quartz countersâ€”ideal for a busy family. The laundry room is conveniently located on this level and includes a brand-new washer and dryer. The builder-finished basement expands your living space with a large recreation area perfect for a home theatre or games room, a 5th bedroom, a 3-piece bathroom with an oversized shower, and a second den/officeâ€”ideal for a gaming setup, craft room, or study area. Step outside to a low-maintenance backyard featuring vinyl fencing, a concrete patio perfect for relaxing around a fire pit, and enough space for a trampoline or outdoor play area. A rear gate offers direct access to the alley, and the Gemstone exterior lighting enhances both curb appeal and seasonal ambiance. Additional features include central air conditioning, custom blinds - including blackout blinds in all bedrooms, a water softener, and an insulated garage with professionally finished epoxy flooring. New roof, siding, garage door, eaves and downspouts completed Oct 2024. Located in one of NW Calgaryâ€™s most sought-after communities, this move-in-ready home is close to parks, pathways, schools, shopping, and major commuter routes.

Built in 2018

**Essential Information**

MLS® #	A2215969
Price	\$849,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,263
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 Nolanhurst Gardens Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, On Street
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Misting System, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Masters
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