

**229 Nolanhurst Way NW**  
**Calgary, Alberta**

**MLS # A2295928**



**\$829,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Nolan Hill  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,942 sq.ft.  | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Driveway, Heated Garage, Parking Pad, RV Access/Parking |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Irregular Lot  |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Shed and Pergola

Welcome to 229 Nolanhurst Way NW — where modern comfort meets family-friendly living in the vibrant community of Nolan Hill. Before even entering this home you realize how unique of an opportunity this is to find a triple car garage with an additional parking pad in the front of the home as well as R.V Parking/Gate Access to the backyard. This stylish and well-maintained home offers options for a variety of buyers, designed with today’s functional lifestyle in mind. Step inside to discover a bright, open-concept main floor that effortlessly connects the living, dining, and kitchen spaces — ideal for entertaining or simply enjoying everyday life. Large windows flood this corner lot home with natural light, while modern finishes add a polished, move-in-ready feel. The kitchen is the heart of the home, featuring sleek cabinetry, ample counter space, and a layout that makes both cooking and hosting a breeze. Upstairs, you’ll find generously sized bedrooms and a bonus room including a comfortable primary retreat complete with a private 5 piece ensuite and plenty of closet space — your own personal escape at the end of the day. As we head to your fully finished basement with a separate entry and 1 bedroom suite serves perfectly as a mortgage helper or for multi generational living. Outside, the property offers a great space to relax, garden, or entertain, with room to make it your own. Whether it’s summer BBQs or quiet evenings under the stars, this backyard is ready for it all. Located in the sought-after community of Nolan Hill, you’re surrounded by parks, pathways, schools, and convenient shopping — all while enjoying quick access to major routes for an easy commute. Other recent upgrades to this home include new shingles, A.C, landscaping and more!