

\$810,000 - 55 Nolancliff Place Nw, Calgary

MLS® #A2109736

\$810,000

5 Bedroom, 4.00 Bathroom, 2,450 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

There's room for the whole family! It's not very often that we come across homes with generous layout that accommodates for large families. This 2,450 sqft home offers a total of 5 bedrooms - 4 up + 1 down. You will LOVE the functional main floor plan. Front office greets you at the front of the home. Generous living room with cozy gas fireplace is open to dining nook & functional kitchen featuring huge central island for the family to gather + walk-thru pantry. Step out to the fully landscaped backyard with privacy screens on the deck, lower stone patio & don't miss the outdoor SAUNA tucked away to the side! Upper level features 4 bedrooms + huge bonus room. The primary bedroom features impressive ensuite with dual sinks, soaker tub, separate shower, water closet + massive walk-in closet. Convenient upper floor laundry. Venturing to the basement, you'll discover an entertainment haven ideal for watching the big game or movie marathons with wiring for speakers. This space includes a spacious family room enhanced by custom built-ins & wet bar. One additional bedroom, 3-piece bathroom & functional storage under the stairs round out the basement. Garage is heated and offers functional built-in storage. Great opportunity to move into Nolan Hill & enjoy everything the community has to offer with tons of walking pathways, playground a few houses away, shopping - it's a great place to be home!



Built in 2016

Essential Information

MLS® #	A2109736
Price	\$810,000
Sold Price	\$886,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,450
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Nolancliff Place Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T4

Amenities

Amenities	Sauna
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 24th, 2024
Days on Market	1
Zoning	R-1N
HOA Fees	110.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 PowerRealty.ca
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