$819,500 - 62 Nolanhurst Rise Nw, Calgary
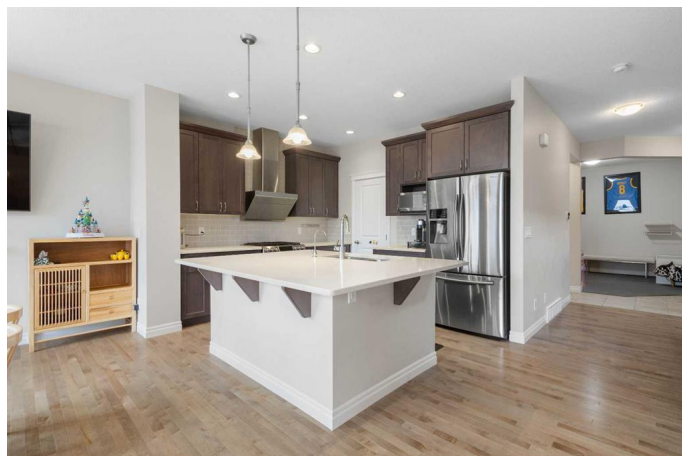
MLS® #A2221883

$819,500

4 Bedroom, 4.00 Bathroom, 2,281 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE SUN 1-3PM MAY 18. Welcome to this exceptional 4-bedroom, 3.5-bathroom walkout home located in the sought-after community of Nolan Hill. Offering over 3,100 square feet of total living space, this home perfectly blends modern design with everyday functionality. The impressive open-concept main floor features a spacious flex room, a warm and inviting living room, a sunlit dining area, a gourmet kitchen, and a stylish 2-piece powder room. Rich hardwood flooring extends throughout the main level, creating a seamless and elegant flow. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, chimney hood fan, expansive quartz countertops, and a convenient walk-through pantry leading to the mudroom, an ideal setup for both daily living and entertaining. The adjacent breakfast nook offers direct access to the deck and backyard, making indoor-outdoor hosting a breeze. Upstairs, the luxurious primary suite serves as a private retreat, bathed in natural light from large windows. The spa-like 5-piece ensuite showcases a double vanity with rich chocolate cabinetry, a built-in soaker tub, and a separate glass-enclosed shower. Two additional generously sized bedrooms share a well-appointed main bathroom with a double vanity. A versatile bonus room provides additional space for a home office, playroom, or media area, while the upper-level laundry room adds everyday convenience. The fully finished walkout basement adds tremendous

value, offering a fourth bedroom, a full bathroom, and a spacious recreation room, perfect for entertaining guests or enjoying family activities. Ample storage solutions ensure the home remains organized and clutter-free. The fully fenced backyard offers privacy and security, ideal for children and pets. Additional features include central air conditioning, water softener, and water filtration system. Located close to parks, walking paths, and open green spaces, this home also enjoys proximity to a wide array of shops, restaurants, and convenient access to major routes such as Stoney Trail and Deerfoot Trail, ensuring effortless commuting. This is a rare opportunity to own a thoughtfully designed home in one of Calgaryâ€™s most family-friendly neighborhoods.

Built in 2017

Essential Information

MLS® #	A2221883
Price	$819,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,281
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	62 Nolanhurst Rise Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0Z5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.