

\$900,000 - 91 Nolanfield Court Nw, Calgary

MLS® #A2234310

\$900,000

4 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

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 bathroom—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® #	A2234310
Price	\$900,000
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	June 26th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.