103 Nolancliff Crescent NW

Calgary | Active | MLS® A2345767

$874,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,137.73 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

OPEN HOUSE SUN NOV 22 FROM 1215-215PM Welcome to 103 Nolancliff Crescent NW - a truly turnkey family home where pride of ownership is evident inside and out. Thoughtfully maintained, extensively upgraded and offering nearly 3,000 sq. ft. of developed living space, this is the kind of home where you can simply move in and enjoy. Better yet, many of the big-ticket items have already been taken care of, including a new roof and siding in 2025 and a new water heater in 2026.

Step inside to a bright, open main floor filled with natural light, warm hardwood flooring, stylish lighting and thoughtful details including custom wainscotting. At the heart of the home is a well-equipped kitchen with abundant cabinetry, generous counter space, a large island, newer appliances and a walk-through pantry connecting conveniently to the mudroom and garage. The dining area flows directly to the backyard, while the inviting living room is anchored by a fireplace and feature wall. A separate front den offers the perfect home office, sitting room or flexible space away from the main living area.

Upstairs, the layout was made with family living in mind. A spacious bonus room provides a second place to gather, while the primary retreat is nicely separated from the secondary bedrooms and features a custom walk-in closet and 5-piece ensuite. Two additional bedrooms, a full bathroom and convenient upper-floor laundry with a new washer and dryer complete the level.

The fully developed basement adds another entire layer of living space with a large recreation/media room, fourth bedroom, full bathroom, office/flex room and plenty of storage. Whether you need room for teenagers, overnight guests, a home gym, movie nights or another workspace, this level gives you the flexibility to make it your own.

The outdoor space is every bit as impressive. Extensive landscaping creates a private, established backyard highlighted by a composite deck, custom-built pergola, privacy louvered wall and fire pit - multiple spaces to entertain, unwind and enjoy Calgary's warmer months. The yard is also wired for a future hot tub and features freeze-proof outdoor faucets.

And then there's the garage. Far beyond the ordinary double attached, it has been transformed into a highly functional year-round space with heat, epoxy flooring, cabinetry and overhead storage racking. New garage door springs and sensors were also added in 2025.

From the developed basement and upgraded garage to the custom outdoor living space and recent major improvements, considerable care and investment have gone into this home.

Located in sought-after Nolan Hill, close to parks, pathways, shopping, restaurants and major routes - plus a new K-9 school coming to the community - this home delivers the space, functionality and setting today's families are looking for.

Move in, settle in and enjoy - the work here has already been done.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345767
Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,137.73 sq. ft.
Main Level Finished Area:	929.67 sq. ft.
Upper Level Finished Area:	1,208.06 sq. ft.
Below Grade Finished Area:	836.51 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,897 sq. ft.
Lot Frontage:	36'3 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7

Year built:	2014 (Age: 12)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1313034
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level

HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Other
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Garage ceiling racks, TV & mount in basement, Garage Heater, Pantry Chalkboard Rack, TV mounts in living room & bonus room, basement fridge, basement sink,
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Breakfast Nook · 12'6" × 10' ·
Main Floor	Kitchen · 12'11" × 9'11" ·
Main Floor	Living Room · 15' × 12' ·
Main Floor	Dining Room · 9'9" × 7'11" ·
Upper Level	Bedroom - Primary · 13'10" × 12'9" ·
Upper Level	Walk-In Closet · 8'3" × 8'2" ·
Upper Level	Laundry · 8' × 5'1" ·
Upper Level	Family Room · 15'1" × 14'3" ·
Upper Level	Bedroom · 13'1" × 8'8" ·
Upper Level	Bedroom · 15'2" × 8'10" ·
Basement	Bedroom · 12'7" × 10' ·
Basement	Office · 11'4" × 6'7" ·
Basement	Game Room · 24'9" × 15'6" ·
Basement	Furnace/Utility Room · 15'7" × 10'1" ·
Basement	Storage · 5'6" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Fire Pit, Private Yard
Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-nolancliff-crescent-nw-calgary-a2345767/

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