

# \$1,050,000 - 106 Nolacliff Crescent Nw, Calgary

MLS® #A2230730

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

**SIMPLY AMAZING** – The One You™ve Been Waiting For!

This exceptional 5-bedroom, 3.5-bathroom walkout home in family-friendly Nolan Hill offers over 3,400 sq.ft. of luxurious living space, thoughtfully designed for growing families who love space, comfort, and style. Perched on a south-facing ravine lot, this home offers uninterrupted views, no rear neighbors, and direct access to peaceful walking paths – the perfect setting for your own private backyard retreat, complete with space for a swing set, trampoline, or cozy fire pit.

Step inside and you™ll immediately notice the high-end finishes and thoughtful layout that set this home apart.

**Main Level Highlights:**

Soaring 9'™ ceilings and rich maple hardwood floors

Chef-inspired kitchen with granite countertops, built-in microwave, ample cabinetry, and a walkthrough pantry

Formal dining room and sunny kitchen nook – great for entertaining

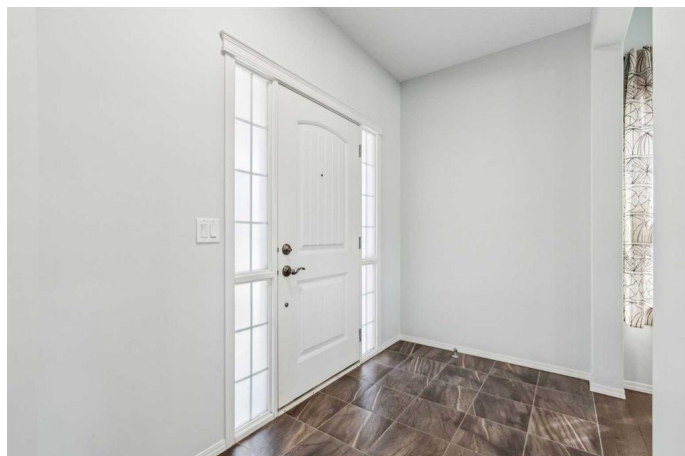
Custom gas fireplace and mantel in the cozy living room

Spacious mudroom with extra storage?

**Upper Level Features:**

Expansive bonus room – ideal for movie nights or family hangouts

Primary suite retreat with walk-in closet and spa-style ensuite, complete with dual sinks, a stand shower, and soaker tub



Three more bedrooms, all with walk-in closets  
Upper-level laundry and a well-appointed main bath?

Walkout Basement:

Bright and airy with 9'™ ceilings and oversized windows

Generous recreation room

Fifth bedroom and full bathroomâ€”perfect for guests or multi-generational living

Additional features include concrete pathways, a rear patio, full fencing, and attractive curb appeal.

Located minutes from Costco, Walmart, parks, schools, and major amenities, this home is the perfect blend of luxury, comfort, and convenience.

Homes of this caliber, at this price point, donâ€™t come around often, do not miss out.

Built in 2014

## Essential Information

MLS® #	A2230730
Price	\$1,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	106 Nolancliff Crescent Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0S6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), 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, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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