



GRASSROOTS
REALTY GROUP

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47 Nolancliff Place NW
Calgary, Alberta

MLS # A2255330



\$856,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: washer, dryer, dishwasher, microwave, fridge, stove, all window covering in as-is condition

Nestled in the desirable Nolan Hill community, this meticulously maintained 2-storey home at 47 Nolancliff Place NW offers over 3,000 sq. ft. of thoughtfully designed living space, combining comfort and convenience. The main floor showcases a welcoming living room with a cozy fireplace, perfect for relaxing or entertaining. The modern kitchen boasts a pantry and an upgraded additional counter space with cabinetry—ideal for extra storage and meal preparation. Upstairs are 3 spacious bedrooms, 2 bathrooms, along with a convenient laundry room and a bright and spacious bonus room perfect for a home office and family area. The master suite features an exceptionally large walk-in closet, and 4-piece ensuite. The fully finished basement adds a 4th bedroom and an extra room to suit your needs—whether as an office, game room, or hobby space plus a full bathroom and additional living space, ideal for a recreation room or home gym. Located just minutes from major roadways, shopping centers, and schools, this home also offers unmatched family convenience—with a playground just a few steps away, Surrounded by parks and green space, it perfectly blends suburban tranquility with urban accessibility.