



**119 Nottingham Road NW  
Calgary, Alberta**

**MLS # A2202599**



**\$809,500**

<b>Division:</b>	North Haven Upper		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Heated Garage, In		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lav		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s)

**Inclusions:** 6 Roof top solar panels, Wall Mounted Headboard in Primary Bedroom,

Open House Sunday April 20th..1:30 PM - 3:30 PM...Welcome to 119 Nottingham Road NW. This wonderfully maintained home is perfect for someone who works from home, or likes to entertain, or, like the sellers, run a house concert series. That is right, from 2012 until now, this has been the home of Gallery House Concerts. The current owners have lived in this home since 1995 and taken care of it meticulously. There are too many upgrades and improvements to list in these comments. However, in the documents section you will find a spread sheet detailing the improvements and maintenance they have done through the years. You don't have to do a thing, just move in and enjoy your new home. In the documents section you will also find a letter from the sellers; read through it and you will see the love they had for this home and how they treated it. The main level Primary bedroom has a large walk-in closet, a 3-piece ensuite and garden doors that lead out to the widow's walk across the back of the house. The main level office could easily be turned back into a bedroom, if that is what you prefer. The main level Gallery/multi-function room could become the new office. The gallery also has a set of garden doors to a Juliet balcony as does the dining room to the deck. With 3 sets of garden doors in the home, it is very easy to open them up and get a fresh cross-breeze. Having windows on 3 sides of the home allows a ton of natural light, making it very welcoming. There are 6 photovoltaic (solar) panels installed on the roof in 2012 through ENMAX, which have recently been turned over to the homeowner free & clear. There is a covered, 2 level deck accessed by the dining room and Primary bedroom garden doors. Southwest back yard is fenced and has a rolling gate to access and secure the RV pad. The tunnel under 14th Street NW gives you access to all the

pathways and hiking trails of Nose Hill Park, a jewel of Calgary. Living here puts you close to several schools, parks, shopping, restaurants, and easy access to downtown or out of the city.