

\$809,500 - 119 Nottingham Road Nw, Calgary

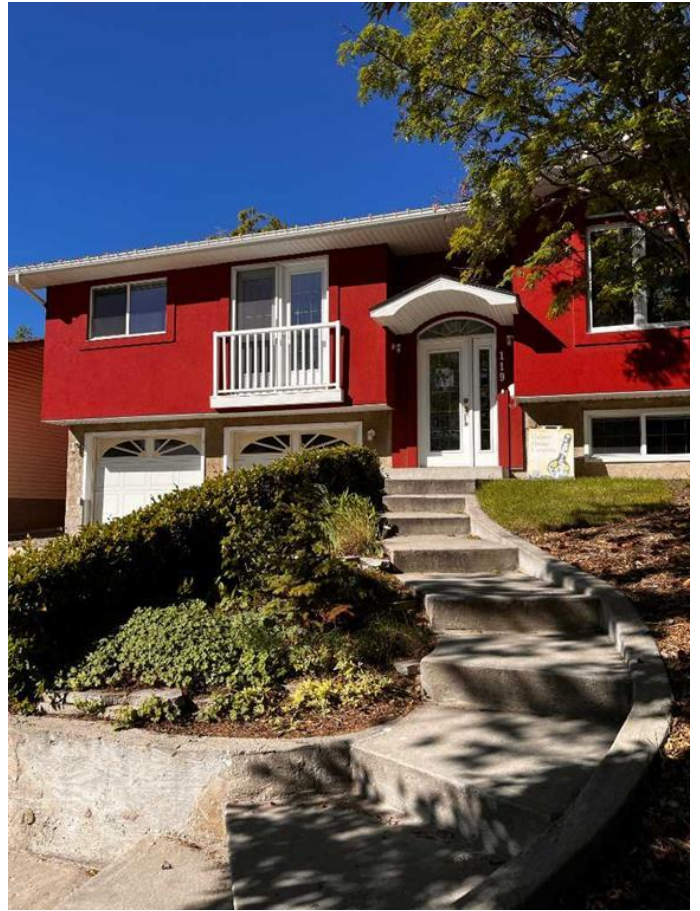
MLS® #A2202599

\$809,500

3 Bedroom, 3.00 Bathroom, 1,190 sqft
Residential on 0.18 Acres

North Haven Upper, Calgary, Alberta

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.

Built in 1976

Essential Information

MLS® #	A2202599
Price	\$809,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,190
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	119 Nottingham Road Nw
Subdivision	North Haven Upper
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5R2

Amenities

Parking Spaces	5
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Parking	Double Garage Attached, He Pad, RV Access/Parking, Co
# of Garages	2
Interior	
Interior Features	Breakfast Bar, Ceiling Fan French Door, No Smoking Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stov Washer/Dryer, Water Softene
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial, Walk-Up To Grade



Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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