

\$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

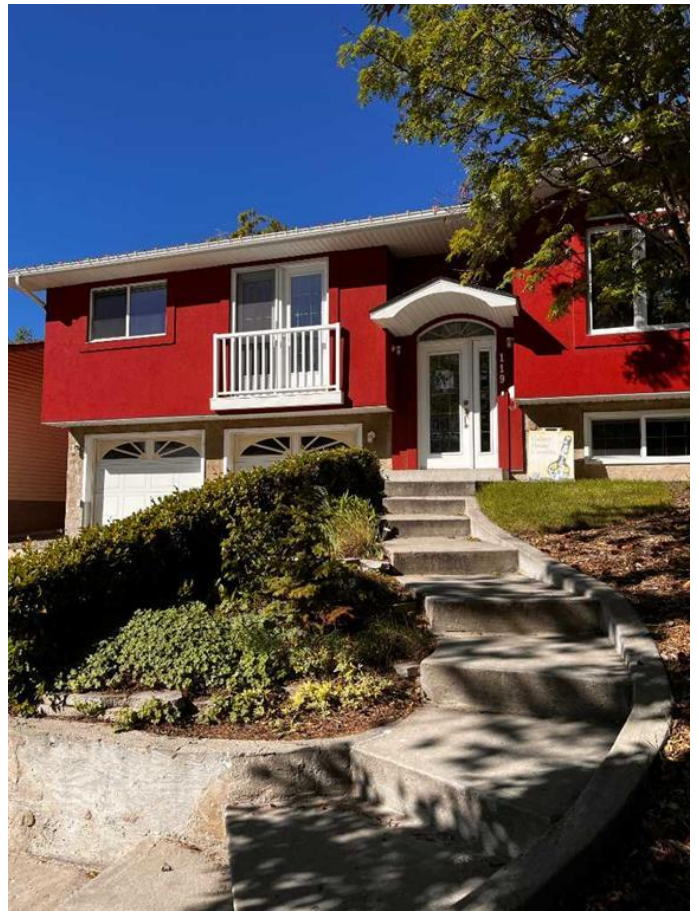
Open House Cancelled: Offer Accepted
Awaiting Deposit

Welcome to 119 Nottingham Road
NW – A Home With Heart and Harmony

This beautifully maintained home is perfect for anyone who works from home, loves to entertain, or – like the current owners – enjoys blending community and creativity. Since 2012, this has been the proud home of Gallery House Concerts, a beloved series hosted right here. The owners have lived here since 1995 and have lovingly cared for and upgraded the home throughout the years.

There are too many improvements to list here, but you – will find a detailed spreadsheet in the documents section outlining the upgrades and maintenance completed over time. You – will also find a heartfelt letter from the sellers – a wonderful insight into the love and care they – ve poured into this home.

The main level Primary bedroom features a spacious walk-in closet, a 3-piece ensuite, and garden doors leading to a charming widow – s walk across the back of the house. The main floor office could easily be converted back into a bedroom, if desired, while the Gallery/multi-function room offers flexible space for a studio, office, or creative lounge. This room also features garden doors



to a Juliet balcony, as does the dining room, which opens onto the back deck.

With three sets of garden doors and windows on three sides, the home is flooded with natural light and invites refreshing cross-breezesâ€”creating a bright and welcoming atmosphere all day long.

Additional features include:

6 photovoltaic (solar) panels, installed in 2012 through ENMAX (now fully paid off and transferred to the homeowner).

A two-level, covered back deck accessible from both the dining room and Primary bedroom.

A fenced, southwest-facing backyard with a rolling gate that secures the RV pad.

Direct access via a pedestrian tunnel under 14th Street NW to the trails and pathways of Nose Hill Parkâ€”one of Calgaryâ€™s natural treasures.

Youâ€™ll also love the homeâ€™s proximity to schools, parks, shopping, restaurants, and quick access to downtown or routes out of the city.

All the work has been doneâ€”just move in and enjoy this special home full of warmth, light, and creative spirit.

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
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
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	17
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.