

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

MLS® #A2202599

**\$809,500**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.18 Acres

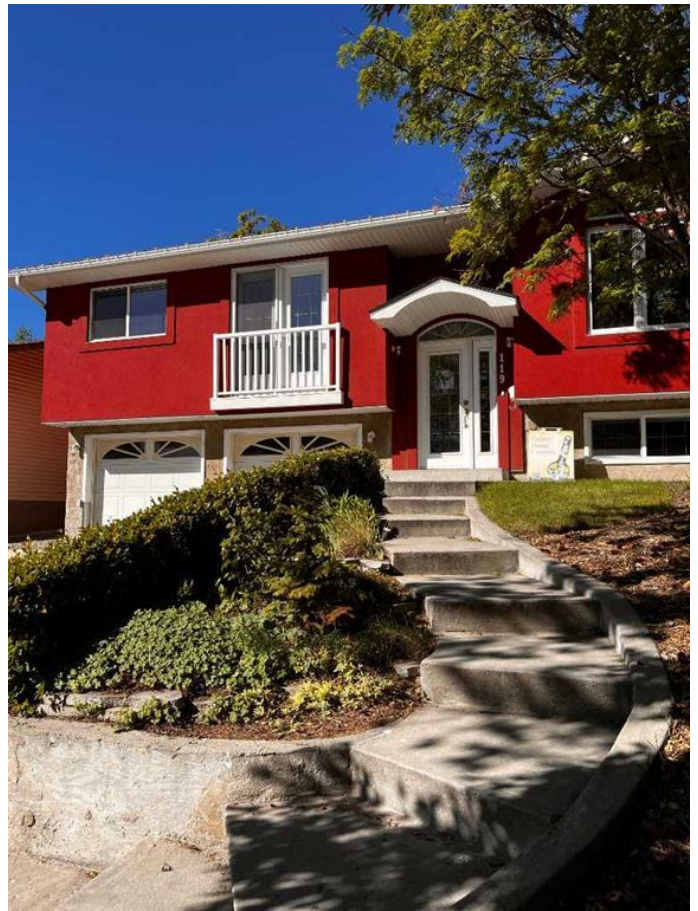
North Haven Upper, Calgary, Alberta

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'll find a detailed spreadsheet in the documents section outlining the upgrades and maintenance completed over time. You'll 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, Heated Garage, Front Drive, Insulated, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                                            |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Central Vacuum, French Door, Open Floorplan, Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Wood Burning, Living Room                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Partial, Walk-Up To Grade                                                                                                                |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                                                        |
| Lot Description   | Back Yard, Back Lane, Corner Lot, Front Yard, Irregular Lot, Lawn, Landscaped, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | R-CG            |

**Listing Details**

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

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