

# \$779,900 - 252 Nolanhurst Crescent Nw, Calgary

MLS® #A2188964

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,013 sqft  
Residential on 0.10 Acres

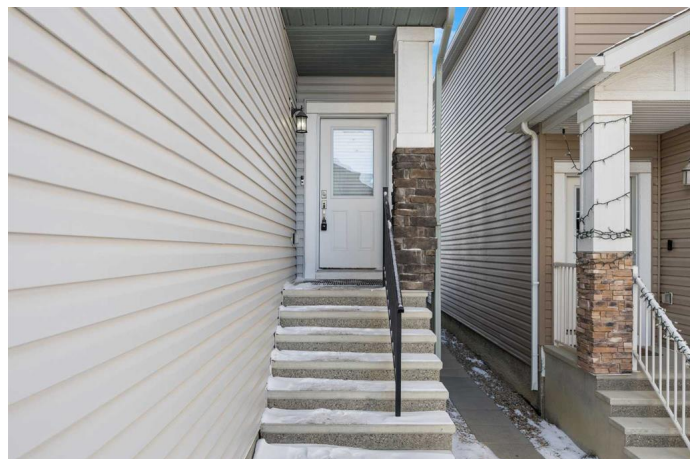
Nolan Hill, Calgary, Alberta

Welcome to a well designed Two-Storey Home in the desirable community of Nolan Hill. This stunning property offers 3 + 2 Bedrooms, 3.5 Bathrooms, and a spacious Bonus Room. The home has a Fully Finished Legal Suite in the Basement that is ready to rent out to short or long term tenants.

The Main Level boasts an Open-Concept Layout with 9-Foot Ceilings and Beautiful Hardwood Floors throughout main floor. Spacious Living Room with gas fireplace, opens to the open kitchen with functionality and style, featuring a Center Island with Granite Countertops, an Eating Bar, Stainless Steel Appliances, and a Walk-Through Pantry for added storage and convenience. All Bathrooms are finished with Granite Countertops!

Upstairs, the spacious Primary Bedroom features a large Walk-In Closet and a Luxurious 5-Piece Ensuite with a Jetted Tub, Double Vanity, Separate Shower, and a Skylight. The Upper Level also includes a convenient Laundry Room with additional storage, plus 2 good sized bedrooms. Bonus Room is spacious, featuring Two Skylights that flood the space with natural light, perfect for Family Gatherings or as a Home Theater.

This legal suite in the Basement with Separate Entrance, Second Kitchen, Two Bedrooms, and Full Bathroom, making it ideal for Air BnB



or long term rentals. All furniture are negotiable with the sale of this property.

The Backyard provides a serene setting with no neighbors behind, offering privacy and tranquility. This home is conveniently located, just a 7-Minute Walk to the nearest Bus Station and close to T&T Supermarket and Costco.

Built in 2016

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188964    |
| Price          | \$779,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 252 Nolanhurst Crescent Nw |
| Subdivision | Nolan Hill                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3R 0Z6                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### **Interior**

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Jetted Tub

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features None

Lot Description Landscaped, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 76

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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