



THE
A-TEAM

**RE/MAX
FIRST**

180 NOLANCREST Circle, Calgary T3R 0T7

MLS®#: **A2113121**

Area: **Nolan Hill**

Listing Date: **03/09/24**

List Price: **\$919,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,542 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,309**
Low Sqft:
Ttl Sqft: **2,309**

DOM

71

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,No Neighbours Behind,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`2"
Family Room	Main	12`10" x 14`0"
Living Room	Main	8`10" x 10`10"
4pc Bathroom	Upper	8`11" x 4`11"
Bedroom	Upper	9`10" x 10`10"
Bedroom	Upper	9`10" x 10`10"
Laundry	Upper	9`1" x 5`9"

Room	Level	Dimensions
Dining Room	Main	10`1" x 12`0"
Kitchen	Main	12`11" x 13`9"
Mud Room	Main	8`11" x 9`1"
5pc Ensuite bath	Upper	9`8" x 11`8"
Bedroom	Upper	13`0" x 12`10"
Bonus Room	Upper	13`11" x 16`11"
Bedroom - Primary	Upper	13`5" x 16`5"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`1" x 6`9"
11`9" x 11`7"
13`10" x 9`10"
8`1" x 9`10"

3pc Bathroom
Bedroom
Living Room

Basement
Basement
Basement

7`11" x 4`10"
9`3" x 13`5"
13`0" x 15`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510378

Zoning:
R-1N

Remarks

Pub Rmks:

Spacious Comfort with Mortgage Helper Potential: 6-Bedroom Home with Legal Basement in Nolan Hill This expansive 6-bedroom, 4-bathroom home in sought-after Nolan Hill offers the perfect blend of space, comfort, and income potential. Featuring a bright, open-concept layout and a finished legal basement suite, this meticulously maintained property is ideal for growing families or savvy investors. Step inside and let the warmth of the living room, complete with a crackling fireplace, envelop you. The open floor plan seamlessly connects the living room to the dining area and a well-equipped kitchen, perfect for entertaining or creating family memories. The kitchen boasts ample counter space and modern appliances, making meal prep a breeze. Upstairs, discover a peaceful haven with four generously sized bedrooms bathed in natural light. The master suite provides a private retreat, complete with a luxurious 5pc ensuite bathroom. Additional bedrooms offer comfortable accommodations for family or guests, sharing a well-appointed bathroom. The true gem of this property lies in the fully finished legal basement suite. This bright and spacious unit features a separate entrance, a kitchen, a living room, and two bedrooms, ideal for adult children, or generating rental income to help offset your mortgage. Unwind and enjoy the fresh air in your private backyard. The fenced space provides a safe haven for children and pets to play, while the patio offers a perfect spot for summer barbecues and gatherings with loved ones. This move-in ready residence enjoys a prime location within the desirable Nolan Hill community. Close to parks, schools, and shopping amenities, this exceptional property offers the best of convenience and comfortable living. Don't miss out on this fantastic opportunity!

Inclusions:
Property Listed By:

WINDOW COVERINGS
RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









