

29 NOLANHURST Heights, Calgary T3R 1S7

MLS®#: **A2122910** Area: **Nolan Hill** Listing Date: **04/15/24** List Price: **\$769,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **3,379 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,007**
 Low Sqft:
 Ttl Sqft: **2,007**

DOM

34
 Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Rain Gutters**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 10`6"	Dining Room	Main	10`4" x 9`11"
Living Room	Main	15`11" x 12`11"	Den	Main	9`1" x 5`10"
Bonus Room	Upper	17`11" x 12`2"	Laundry	Upper	8`10" x 5`10"
Bedroom - Primary	Upper	12`7" x 11`11"	Bedroom	Upper	10`11" x 9`11"
Bedroom	Upper	10`11" x 9`11"	2pc Bathroom	Main	5`6" x 4`11"
4pc Bathroom	Upper	8`10" x 4`11"	4pc Ensuite bath	Upper	9`11" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1710042

Remarks

Pub Rmks: **Welcome to 29 Nolanhurst Heights NW, a charming residence nestled in the vibrant community of Nolan Hill in Calgary, Alberta. This spacious home boasts a thoughtful layout and modern amenities perfect for comfortable living. Upon entering, you are greeted by a warm and inviting atmosphere. The main floor features a cozy living room adorned with a gas fireplace, ideal for relaxing evenings or gatherings with loved ones. Adjacent to the living area is a well-appointed kitchen, complete with a convenient island and pantry, offering ample space for meal preparation and entertaining. Upstairs, you'll find three generously sized bedrooms, providing plenty of accommodation for family members or guests. The Primary suite includes an ensuite bathroom with a tile shower. Additionally, the second floor boasts a massive bonus room, offering versatile space that can be utilized as an extra bedroom, home office, media room, or play area. One of the highlights of this home is its double attached car garage, providing convenient parking and storage options. This home is also equipped with a Central A/C! With just under 2010 square feet of living space, there is ample room to spread out and make this house your own. The unfinished basement presents an exciting opportunity for customization and expansion, allowing you to create the perfect space to suit your lifestyle and preferences. Located in the desirable community of Nolan Hill, residents enjoy easy access to a range of amenities, including parks, schools, shopping, and dining options. Quick access to major roadways like Stoney and Deerfoot. With its combination of modern comforts and potential for personalization, 29 Nolanhurst Heights NW offers the ideal setting for your next chapter.**

Inclusions:
Property Listed By: **Air conditioner
Century 21 Bamber Realty LTD.**

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







