



THE
A-TEAM

**RE/MAX
FIRST**

81 NOLANHURST Crescent, Calgary T3R1J4

MLS®#: **A2163392** Area: **Nolan Hill** Listing Date: **10/10/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2017** Abv Sqft: **2,055**
Lot Information Low Sqft:
 Lot Sz Ar: **3,229 sqft** Ttl Sqft: **2,055**
 Lot Shape:

DOM

54
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 14`0"	Dining Room	Main	10`11" x 9`7"
Kitchen	Main	12`6" x 10`11"	Bedroom - Primary	Upper	15`0" x 12`1"
Bedroom	Upper	12`4" x 11`3"	Bedroom	Upper	9`9" x 9`4"
Family Room	Upper	28`4" x 22`11"	4pc Bathroom	Upper	9`1" x 4`10"
5pc Ensuite bath	Upper	9`9" x 9`5"	2pc Bathroom	Upper	
Bedroom	Basement	11`2" x 8`8"	Bedroom	Basement	10`8" x 8`8"
Laundry	Upper				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1610014

R-1N

Remarks

Pub Rmks:

Welcome to this exceptional 6-bedroom, 3.5-bathroom home in the heart of Nolan, boasting over 2,900 square feet of meticulously maintained living space with numerous high-end upgrades throughout. The main floor features a gourmet kitchen with granite countertops, stainless steel appliances, ample cabinet space, and a large island, seamlessly connecting to the dining area and a bright living room with a gas fireplace. A versatile den/office, a 2-piece bath, and access to a spacious south-facing deck complete this level. Upstairs, the primary suite offers a luxurious 5-piece en-suite and walk-in closet, alongside three additional bedrooms, a bonus room, and a laundry room. The fully finished legal basement suite is perfect for extended family or rental income, featuring two bedrooms, a full kitchen, laundry, and a 4-piece bath. The exterior is beautifully landscaped, with a double garage and plenty of outdoor space for relaxation or entertaining. This home is a true gem—schedule your showing today

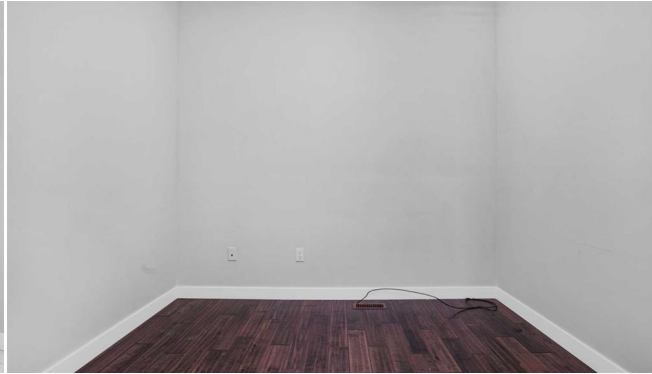
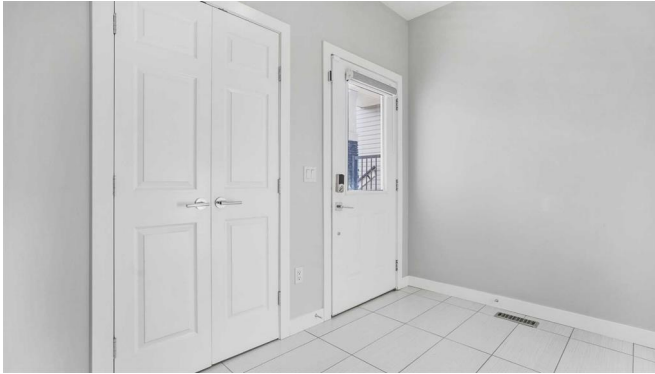
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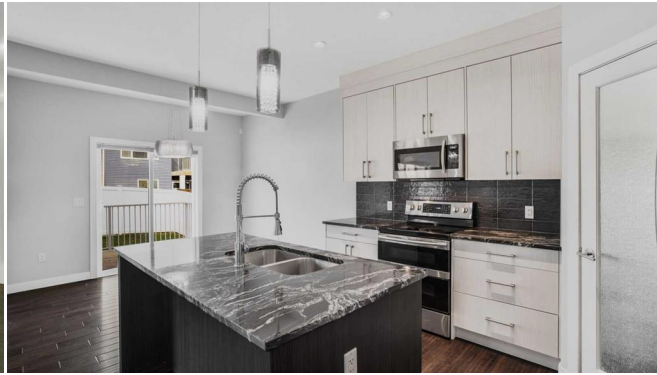
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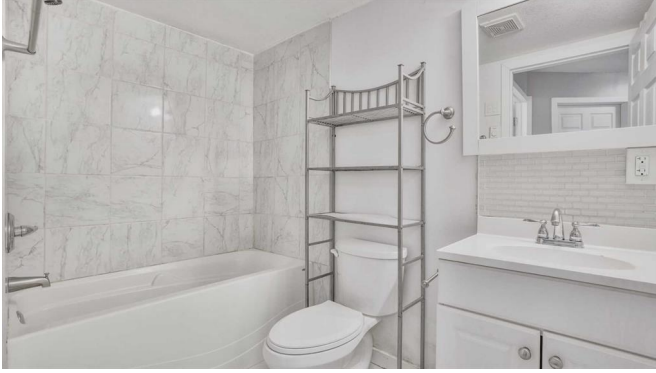
Property Listed By:

Melcom Realty LTD.

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











ESTIMATED AREAS
 GLA BELOW GROUND: 17 m² EXCLUDED AREAS 17 m²
 GLA FLOOR 0: 80 m² EXCLUDED AREAS 17 m²
 GLA FLOOR 1: 111 m² EXCLUDED AREAS 0 m²
 Total GLA 248 m², Total area 302 m² ± 0 m²

Information is Calculated by Air International Corp. | Deemed Highly Reliable But Not Guaranteed.



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ESTIMATED AREAS
 GLA BELOW GROUND: 57 m² EXCLUDED AREAS 17 m²
 GLA FLOOR 0: 10 m² EXCLUDED AREAS 17 m²
 GLA FLOOR 1: 111 m² EXCLUDED AREAS 0 m²
 Total GLA 248 m², Total area 352 m² ± 0 m²

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