



THE
A-TEAM

**RE/MAX
FIRST**

49 NOLANHURST Crescent, Calgary T3R 0Z3

MLS®#: **A2172988**

Area: **Nolan Hill**

Listing Date: **10/15/24**

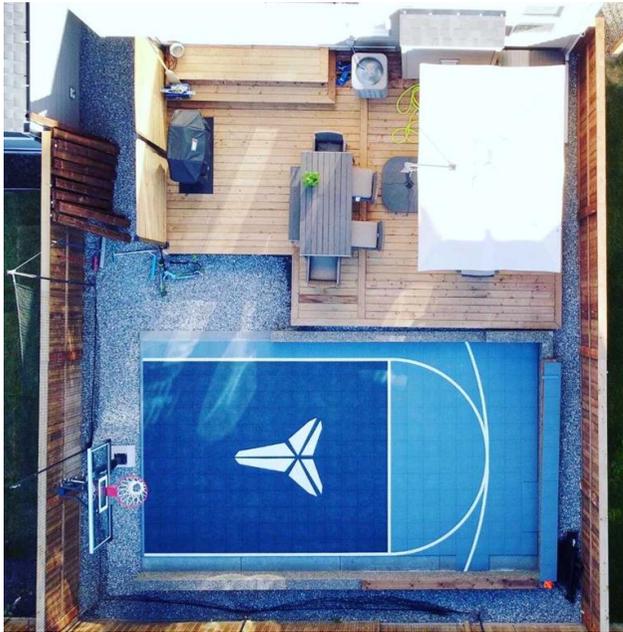
List Price: **\$768,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,326 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,088**

Low Sqft:

Ttl Sqft: **2,088**

DOM

36

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Basketball Court**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`2"
Foyer	Main	7`1" x 8`3"
Living Room	Main	11`1" x 15`1"
5pc Ensuite bath	Second	10`5" x 12`2"
Bedroom	Second	10`0" x 9`8"
Laundry	Second	8`10" x 5`8"
Walk-In Closet	Second	10`5" x 6`1"
Office	Lower	10`0" x 15`1"
Furnace/Utility Room	Lower	9`3" x 12`7"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`11"
Kitchen	Main	11`11" x 16`9"
4pc Bathroom	Second	8`10" x 5`0"
Bedroom	Second	10`0" x 12`0"
Family Room	Second	19`0" x 13`7"
Bedroom - Primary	Second	12`2" x 15`3"
3pc Bathroom	Lower	5`0" x 7`8"
Game Room	Lower	21`10" x 20`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1610014**

Zoning: **R-G**

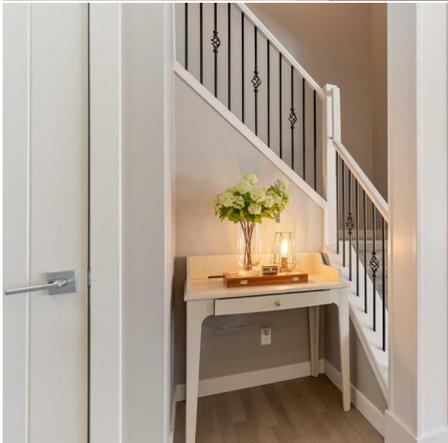
Remarks

Pub Rmks: **Welcome to 49 Nolanhurst Cres NW, Calgary, AB. Get ready to view this immaculate, move in ready home in the sought after community of Nolan Hill. This upgraded home shows pride of ownership throughout! Walk into a gorgeous open concept main floor with 9 feet ceilings and Engineering hardwood flooring through-out. Check out the stunning upgraded kitchen with quartz counter tops, upgraded appliances & lighting, and large island for the perfect space to eat, serve and converse with friends and family. The spacious living room seamlessly flows into the dining area creating an ideal space for entertaining guests or spending quality time with family. Upstairs you will find a primary suite with 5 piece en-suite with his/her sink, a separate Soaker Tub , stand up shower, and a large walk in closet. Additionally, the upper level includes a bright vaulted bonus room, a well-placed laundry room for convenience, and an additional 4-piece bathroom and two good size bedrooms. The fully developed basement boasts a large rec space, complete with a 3-piece bathroom. The Outdoor backyard is ideal for hosting guests or creating a comfortable family space with a low maintenance deck and a rare opportunity to own your own Basketball court within the city limits that features an outdoor court with customized MAMBA symbol package. Sport court can be removed to reveal stamped concrete floor for a maintenance free backyard. Owner spent over \$55K on this backyard setup. Don't miss out on the opportunity to make it your own!**

Inclusions: **none.**
 Property Listed By: **Grand Realty**

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













49 Nolanhurst Cres NW, Calgary, AB

1st Floor Exterior Area 957.72 sq ft
Excluded Area 423.73 sq ft



0 6 12 ft

PREPARED: 2024/10/13

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



49 Nolanhurst Cres NW, Calgary, AB

2nd Floor Exterior Area 1220.94 sq ft
Excluded Area 12.04 sq ft



0 4 8 ft

PREPARED: 2024/10/13

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



49 Nolanhurst Cres NW, Calgary, AB

Basement (Below Grade) Exterior Area 708.50 sq ft



0 3 6 ft

PREPARED: 2024/10/13

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