



THE
A-TEAM

**RE/MAX
FIRST**

37 NOLANHURST Crescent, Calgary T3R 0Z3

MLS®#: **A2178310**

Area: **Nolan Hill**

Listing Date: **11/08/24**

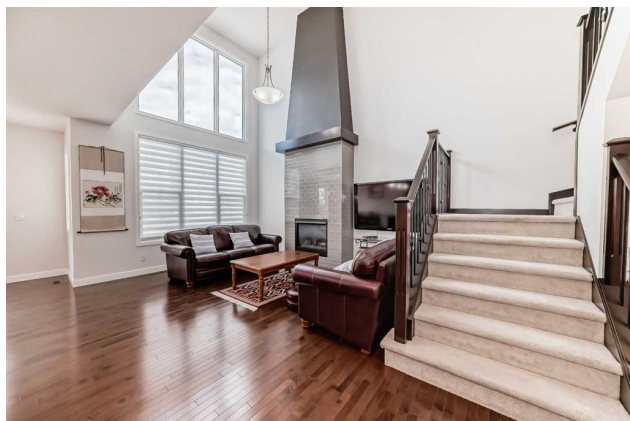
List Price: **\$738,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,336 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,054**
Low Sqft:
Ttl Sqft: **2,054**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Garden,Landscaped,Level,Rectangular Lot,Zero Lot Line**
Park Feat: **Concrete Driveway,Covered,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Solar Tube(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`11" x 6`4"
Office	Main	8`5" x 10`4"
Mud Room	Main	8`5" x 6`0"
Living Room	Main	15`9" x 14`4"
Dining Room	Main	11`3" x 11`0"
Walk-In Closet	Upper	4`3" x 3`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Walk-In Closet	Main	4`5" x 4`8"
2pc Bathroom	Main	2`9" x 6`5"
Pantry	Main	6`10" x 4`2"
Kitchen With Eating Area	Main	15`10" x 11`0"
Bedroom	Upper	9`7" x 14`5"
Bedroom	Upper	11`1" x 9`1"

Walk-In Closet	Upper	3`11" x 5`8"	4pc Bathroom	Upper	8`2" x 4`11"
Laundry	Upper	6`5" x 5`0"	Bonus Room	Upper	12`1" x 13`11"
Bedroom - Primary	Upper	14`0" x 12`2"	5pc Ensuite bath	Upper	10`4" x 8`7"
Walk-In Closet	Upper	6`8" x 8`7"	Furnace/Utility Room	Basement	9`3" x 21`11"
Flex Space	Basement	27`5" x 21`10"	Other	Main	20`6" x 17`11"

Legal/Tax/Financial

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

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 37 Nolanhurst Cres NW - the perfect place for you to call home. This two-storey, Homes by Avi built residence boasts just over 2000 sq. ft. of refined living space on two levels and is move-in ready. With a large welcoming entrance 9', you will quickly notice how bright and spacious the home feels as you enter, with a flexible den/office space with custom built-ins making the space feel large. The huge two storey vaulted ceiling in the family room brings in a ton of light and features a stunning fireplace with tile feature. Reaching almost 20' high, this amazing space is perfect for entertaining or relaxing with the family. The main floor is complete with a dining room, an upgraded gourmet kitchen complete with central island, granite counters, full height cabinetry, and a spacious walk-thru pantry thru the mud room. Smart upgrades include triple pane windows, hardwood flooring, pot lights in the kitchen, and an upgraded staircase with wider steps and designer metal bannisters. Upstairs has all the features you would expect including a large bonus room open to the main floor, a laundry room with storage, 4-piece main bath, and two bedrooms plus the spacious master suite, complete with a walk in closet and modern 5 piece ensuite made brighter by a tubular skylight. The unspoiled basement, with a finished stairwell, awaits your personal touch to tailor the space to your preferences. The west facing backyard include a large deck with aluminum railings and landscaped. Positioned on a quiet crescent, this home is walking distance to two community playgrounds, a daycare, the funded elementary school announced last year, and numerous restaurants and shopping centres. This residence is a must-see for those seeking a harmonious blend of style and functionality.**

Inclusions: **NA**
 Property Listed By: **Grand Realty**

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













ListSimple 37 Nolanhurst Cres NW, Calgary - MAIN

Room	Dimensions
Den	8'7" x 12'4"
Walk in Closet	4'8" x 4'8"
Office	8'0" x 8'0"
Bedroom	10'0" x 10'0"
Hallway	8'0" x 10'0"
Master's Cloz	8'0" x 12'11"
Master	10'0" x 12'0"
Living	13'0" x 13'4"
Kitchen	11'0" x 11'0"
Breakfast Room	11'0" x 11'0"
Living	13'0" x 13'0"

Disclaimer: This floor plan is provided as a guide only. It is not intended to be used as a legal document. The actual dimensions and layout of the property may vary from the information provided in this floor plan. Please contact the listing agent for more information.

Client: Stagh Fan November 6, 2024 A# 515830

ListSimple 37 Nolanhurst Cres NW, Calgary - UPPER 1

Room	Dimensions
Den	8'7" x 12'4"
Walk in Closet	4'8" x 4'8"
Bedroom	11'0" x 11'0"
Master's Cloz	13'0" x 13'0"
Master's Bed	11'0" x 11'0"
Master	8'7" x 10'0"
Master Bath	11'0" x 11'0"
Primary Bedroom	11'0" x 11'0"
Bedroom	11'0" x 11'0"
Walk in Closet	4'8" x 4'8"

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