



THE
A-TEAM

**RE/MAX
FIRST**

58 NOLANHURST Way, Calgary T3R 1J4

MLS®#: **A2184580**

Area: **Nolan Hill**

Listing Date: **01/09/25**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **4,047 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,502**
Low Sqft:
Ttl Sqft: **2,502**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	38`7" x 33`8"	Office	Main	23`0" x 29`9"
2pc Bathroom	Main	16`2" x 16`2"	Kitchen	Main	43`3" x 42`8"
Pantry	Main	18`1" x 30`4"	Living Room	Main	39`4" x 56`0"
Dining Room	Main	42`8" x 33`0"	Mud Room	Main	16`5" x 28`7"
Family Room	Second	61`0" x 61`9"	4pc Bathroom	Second	23`9" x 32`7"
Bedroom	Second	30`4" x 45`11"	Bedroom	Second	30`4" x 45`11"
Bedroom - Primary	Second	45`11" x 56`7"	5pc Ensuite bath	Second	42`1" x 48`8"
Walk-In Closet	Second	35`0" x 29`9"	Laundry	Second	35`0" x 19`11"
4pc Bathroom	Basement	29`9" x 16`5"	Bedroom	Basement	38`7" x 33`1"
Bedroom	Basement	39`8" x 40`9"	Game Room	Basement	48`11" x 54`5"
Furnace/Utility Room	Basement	27`8" x 39`8"			

Legal/Tax/Financial

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

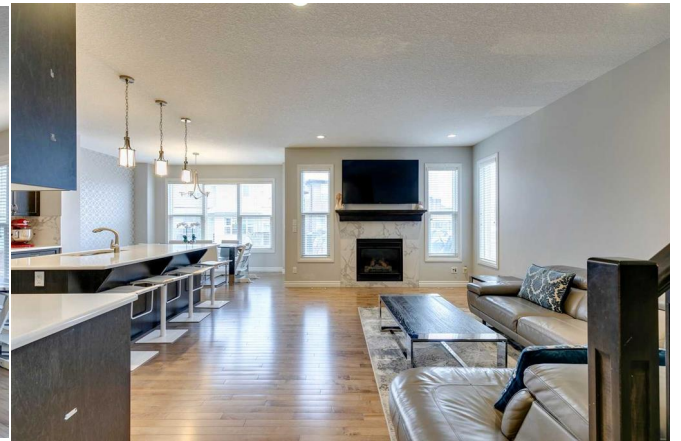
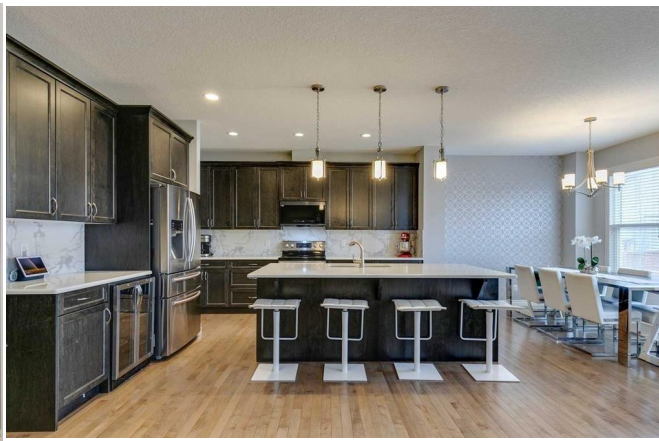
Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning home in Nolan Hill, where modern living meets exceptional design. With over 2500 square feet of living space, this property offers a fully equipped, legal 2-bedroom basement suite with a private side entrance—perfect for guests or as a rental opportunity. Step inside to be greeted by a bright and welcoming front entrance that leads to a main floor office with sliding doors. The chef-inspired kitchen is a true highlight, featuring an expansive pantry with ample storage space for all your culinary needs. The open-concept layout seamlessly connects the spacious living room and dining area to the kitchen, creating the ideal space for both family gatherings and entertaining. Upstairs, you'll find a large bonus room, perfect for cozy movie nights or a play area. The second floor also offers three generously sized bedrooms and two bathrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. The walk-in closet is conveniently connected to the ensuite and leads to a large laundry room with abundant storage space. The fully finished basement features a separate, legal over 1000 square feet 2-bedroom suite with its own private entrance—providing flexibility for extra income or guest accommodations. This beautiful home is within walking distance to many amenities within the community, including a doctors office, a daycare centre, and shopping - and don't forget all the parks! Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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







58 NOLANHURST WAY NW, Calgary, AB

Main Floor Exterior Area 1081.26 sq ft
Interior Area 1009.13 sq ft
Excluded Area 412.95 sq ft



0 5 10 ft

PREPARED: 2024/10/31



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.

58 NOLANHURST WAY NW, Calgary, AB

2nd Floor Exterior Area 1421.47 sq ft
Interior Area 1324.68 sq ft
Excluded Area 16.07 sq ft



0 5 10 ft

PREPARED: 2024/10/31



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.

58 NOLANHURST WAY NW, Calgary, AB

Basement (Below Grade) Exterior Area 1082.68 sq ft
Interior Area 921.24 sq ft



0 5 10 ft

PREPARED: 2024/10/31



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.