



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 NOLANHURST Heights, Calgary T3R 1S5**

MLS®#: **A2184646**

Area: **Nolan Hill**

Listing Date: **12/30/24**

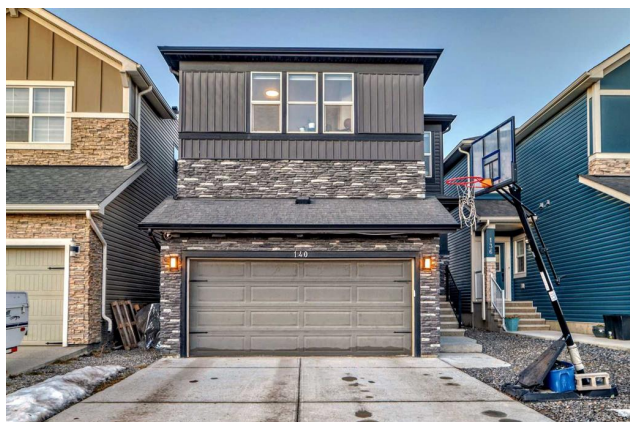
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **3,638 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,927**  
Low Sqft:  
Ttl Sqft: **1,927**

DOM

**23**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 10`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`10" x 13`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 8`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>13`7" x 11`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1710042**

Remarks

Pub Rmks: **OPEN HOUSE on Sunday, Jan. 12, 2025 ....Gorgeous 4 bedroom 2 storey home with lots of upgrades in one of the most sought community in North West Calgary. The house features a spacious open concept floor plan with a modern kitchen that serves both of functionality and elegance. Upper floor has amazing 3 huge bedrooms with having a walk-in closet on each one. It also has a bonus room that can serve as an entertainment area or an office for work from home owners. Basement is fully finished with a 4th bedroom and a family room. Family friendly community with lots of walking trails, parks and playgrounds. Close to public transport, shopping, restaurants, COSTCO, Walmart, T & T, coffee shops, gyms and other amenities. This stunning single-family home awaits you!**

Inclusions: **none**  
Property Listed By: **RE/MAX First**

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

