



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 NOLANHURST Way, Calgary T3R1S7**

MLS®#: **A2185810**

Area: **Nolan Hill**

Listing Date: **01/10/25**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,207 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,400**  
Low Sqft:  
Ttl Sqft: **1,400**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>29`9" x 39`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>38`10" x 64`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>42`8" x 51`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>27`11" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>32`10" x 36`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>32`7" x 28`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>15`10" x 16`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>28`5" x 28`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>37`2" x 36`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1710042**

Remarks

Pub Rmks: **Welcome to this 3-bedroom, 2.5-bathroom two-story home in the family-friendly community of Nolan Hill, NW Calgary. It is close to schools, shopping, and Stoney Trail, making it a great choice for families. The main floor has an open living area with a gas fireplace and a modern kitchen. The kitchen has stainless steel appliances, quartz countertops, and lots of storage. The home also has wide plank vinyl flooring, rounded corners, and 9' ceilings for a stylish look. Upstairs, there are three bedrooms, including a primary suite with a walk-in closet and ensuite. There is also a second full bathroom and a laundry room with a Whirlpool washer and dryer. Soft carpeting and wrought iron railings make the space cozy. The double-attached garage keeps your vehicles safe and has extra storage. The backyard is sunny and private, with a deck, a lawn, and a gas line for a BBQ, making it great for relaxing or hosting guests. The basement is undeveloped and ready for your ideas. There is also the option to add a separate entrance for a rental suite or more living space. Please note: A secondary suite or Separate Entrance would be subject to approval and permitting by the City of Calgary. This home is within walking distance of Roots Montessori Centre Preschool & Kindergarten and several daycares. A K-9 school in the community is an approved Government of Alberta capital project, ensuring great future education options. ADDITIONALLY, excellent access to Stoney Trail is just 10 minutes away, making it easy to get around the city, Downtown Calgary and Calgary International Airport is just a 20-minute drive, making this location convenient for work and travel. This home is a perfect mix of comfort, style, and convenience in a great location!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









