



THE A-TEAM

RE/MAX FIRST

252 NOLANHURST Crescent, Calgary T3R 0Z6

MLS@#: A2188964 Area: Nolan Hill Listing Date: 01/22/25 List Price: \$799,900
Status: Active County: Calgary Change: -\$25k, 19-Feb Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2016
Lot Information
Lot Sz Ar: 4,316 sqft
Lot Shape:
Access:
Lot Feat: Landscaped, No Neighbours Behind, Rectangular Lot
Park Feat: Double Garage Attached

DOM

31
Layout
Beds: 5 (3 2)
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: None
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Int Feat: Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, Kitchen, Bonus Room, etc. with their respective levels and dimensions.

2pc Bathroom  
Laundry

Main  
Basement

Laundry

Main

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1610014**

Remarks

Pub Rmks: **\*\*OPEN HOUSE THIS SUNDAY FEB 23, 2-4 PM\*\* Welcome to a well designed Two-Storey Home in the desirable community of Nolan Hill. This stunning property offers 3 + 2 Bedrooms, 3.5 Bathrooms, and a spacious Bonus Room. The home has a Fully Finished Legal Suite in the Basement that is ready to rent out to short or long term tenants. The Main Level boasts an Open-Concept Layout with 9-Foot Ceilings and Beautiful Hardwood Floors throughout main floor. Spacious Living Room with gas fireplace, opens to the open kitchen with functionality and style, featuring a Center Island with Granite Countertops, an Eating Bar, Stainless Steel Appliances, and a Walk-Through Pantry for added storage and convenience. All Bathrooms are finished with Granite Countertops! Upstairs, the spacious Primary Bedroom features a large Walk-In Closet and a Luxurious 5-Piece Ensuite with a Jetted Tub, Double Vanity, Separate Shower, and a Skylight. The Upper Level also includes a convenient Laundry Room with additional storage, plus 2 good sized bedrooms. Bonus Room is spacious, featuring Two Skylights that flood the space with natural light, perfect for Family Gatherings or as a Home Theater. This legal suite in the Basement with Separate Entrance, Second Kitchen, Two Bedrooms, and Full Bathroom, making it ideal for Air BnB or long term rentals. All furniture are negotiable with the sale of this property. The Backyard provides a serene setting with no neighbors behind, offering privacy and tranquility. This home is conveniently located, just a 7-Minute Walk to the nearest Bus Station and close to T&T Supermarket and Costco.**

Inclusions:  
Property Listed By: **N/A**  
**Jessica Chan Real Estate & Management Inc.**

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





















