



THE
A-TEAM

**RE/MAX
FIRST**

252 NOLANHURST Crescent, Calgary T3R 0Z6

MLS®#: **A2188964**

Area: **Nolan Hill**

Listing Date: **01/22/25**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 21-Mar**

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:

Finished Floor Area
Abv Sqft: **2,013**
Low Sqft:
Ttl Sqft: **2,013**

DOM

73
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped, No Neighbours Behind, Rectangular Lot**
Park Feat: **Double Garage Attached**

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

Room	Level	Dimensions
Living Room	Main	16`3" x 11`0"
Dining Room	Main	11`0" x 10`5"
Bedroom - Primary	Upper	16`7" x 12`0"
Bedroom	Upper	12`1" x 10`7"
Living Room	Basement	9`0" x 7`5"
Bedroom	Basement	10`7" x 9`3"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	10`4" x 9`10"
Bonus Room	Upper	15`3" x 14`4"
Bedroom	Upper	11`3" x 10`5"
Kitchen With Eating Area	Basement	15`4" x 13`1"
Bedroom	Basement	9`10" x 8`0"
5pc Ensuite bath	Upper	
4pc Bathroom	Basement	

**2pc Bathroom
Laundry**

**Main
Basement**

Laundry

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1610014

Remarks

Pub Rmks: **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











