

\$899,800 - 253 Nolancrest Circle Nw, Calgary

MLS® #A2214046

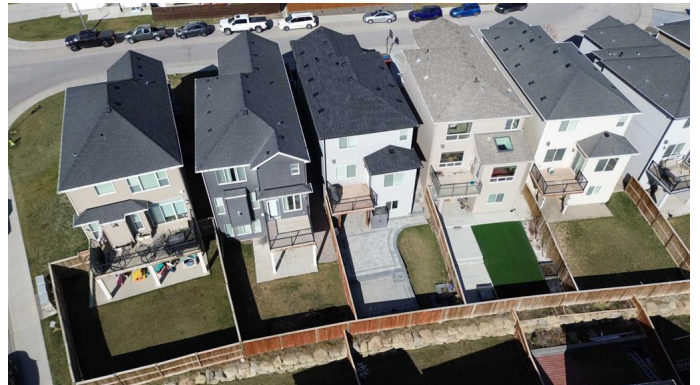
\$899,800

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully upgraded walkout home in the highly sought-after community of Nolan Hill, offering exceptional value and move-in-ready comfort. This 2,064 sq ft two-storey home features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout perfect for family living and entertaining. Key upgrades include a brand-new roof (2025), new central A/C installed in 2024 (\$9,500 value), and a professionally landscaped backyard completed in 2023 (\$26,000 investment)â€”creating a functional and inviting outdoor space. The main floor showcases durable laminate flooring, a stylish gas fireplace in the living room, granite countertops throughout, stainless steel appliances, a corner pantry, and a versatile den ideal for a home office. Upstairs, you'll find a large bonus room filled with natural light, a convenient upper-floor laundry, and a luxurious primary suite with a 5-piece ensuite (soaker tub + tiled shower) and walk-in closet. Most impressively, the fully developed LEGAL walkout basement was completed in 2024 (approx. \$100,000 value), offering a private separate entranceâ€”ideal for rental income, extended family, or guest accommodations. Located on a quiet street with a west-facing front, close to parks, schools, shopping, and Stoney Trail access, this home offers the perfect blend of style, space, and investment potential. A rare opportunityâ€”book your showing today!



Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214046 |
| Price | \$899,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,065 |
| Acres | 0.08 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 253 Nolancrest Circle Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0T5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---|

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