$899,999 - 353 Nolanhurst Crescent Nw, Calgary

MLS® #A2229689

$899,999
6 Bedroom, 5.00 Bathroom, 2,404 sqft
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

--- PRICE DROP OF 25K--- OPEN HOUSE JULY 13, 2025 on this Sunday from 11:00 AM TILL 2:00 PM. Donâ€™t Miss This Beautifully Appointed 2-Storey Home in Sought-After Nolan Hill!
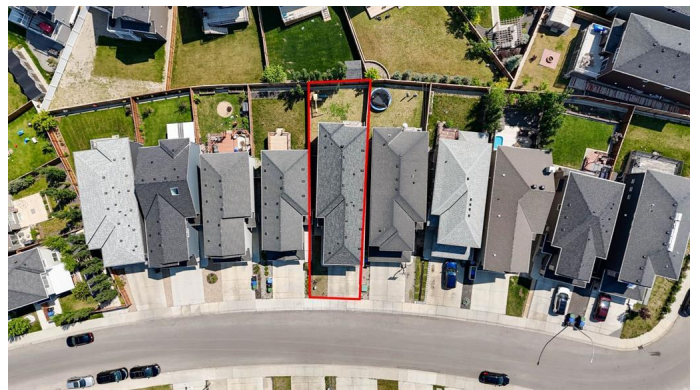Offering over 3,300 sq. ft. of refined living space, including a separate entrance basement, this home is perfect for a growing family.

6 Bedrooms + Den | 4.5 Bathrooms, Sunny South-Facing Landscaped Backyard, Double Attached Garage. Be Sure to View the 3D Virtual Tour!

Step inside and be welcomed by a dramatic 18â€™ foyer ceiling, setting the tone for the spacious open-concept layout. Enjoy 9â€™ ceilings on the main floor, engineered laminate flooring, and a front den with double doorsâ€"ideal for a home office.

The gourmet kitchen featuring a large central island with eating bar, granite countertops, stainless steel appliances, gas stove, corner pantry, and tall cabinetry. The bright dining area opens to the deck and sunny backyard, while the cozy family room includes a gas fireplace and custom built-in shelving. A spacious mudroom with built-ins and a half bath complete the main floor.

Upstairs, find a generous bonus area, 4 spacious bedrooms, and a convenient laundry

room with sink and granite countertops. The primary master bedroom includes a walk-in closet and luxurious 5-pc ensuite with double vanities, jetted tub, granite counters, and a separate shower. One additional bedroom also features its own 4-pc ensuite, while the remaining two share a third full bathroom.

The fully developed basement with permits features a separate entry and completes with an illegal suite and a 9â€™ high ceiling complete with a summer kitchen, rec room, 2 bedrooms, 4-pc bathroom, and second laundryâ€"ideal for to be used as rental space, multi-generational living or extended guests.

Enjoy outdoor living in the fenced backyard with a deck featuring aluminum railing and gas hookupâ€"perfect for BBQs. The landscaped lot includes a front patio and concrete side steps leading to the backyard.

Located close to parks, playgrounds, shopping, public transit, and with easy access to Stoney Trailâ€"this is a must-see home!

Built in 2018

Essential Information

MLS® #	A2229689
Price	$899,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,404
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	353 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	30

Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

| Listing Office | TREC The Real Estate Company |