

\$859,000 - 253 Nolancrest Circle Nw, Calgary

MLS® #A2214046

\$859,000

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

****OPEN HOUSE May 11 from 1 to 3**

PM**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	\$859,000
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	17
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.