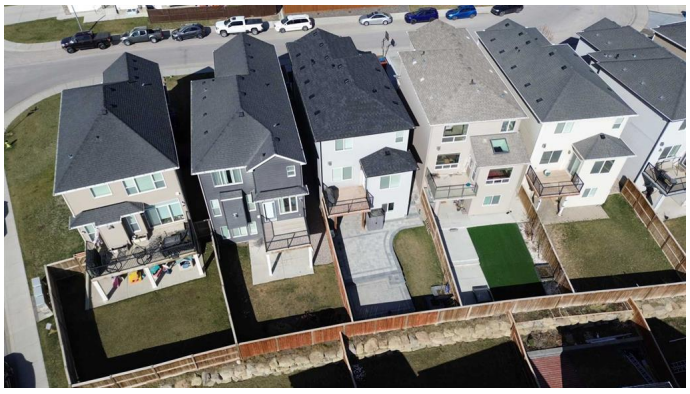
$899,800 - 253 Nolancrest Circle Nw, Calgary

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	7
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management

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