



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

253 Nolancrest Circle NW
Calgary, Alberta

MLS # A2214046



\$859,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: upper floor bonus room tv, basement electric range, refrigerator, hood fan, microwave, washer and dryer

****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)—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 entrance—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 opportunity—book your showing today!