



GRASSROOTS
REALTY GROUP

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253 Nolancrest Circle NW
Calgary, Alberta

MLS # A2224763



\$809,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,064 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: | Finished, 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

Live Smart, Invest Smarter — Nolan Hill Walkout with Legal Suite! Welcome to this beautifully upgraded walkout home in the desirable community of Nolan Hill! Offering over 2,900 sq ft of developed living space, this home features 3 bedrooms, 2.5 bathrooms, plus a fully developed legal basement suite with separate entrance—ideal for extended family or potential rental income. Recent improvements include a new roof (2025), central A/C (2024), and professional landscaping (2023). The main level showcases durable laminate flooring, granite countertops, stainless steel appliances, a gas fireplace, corner pantry, and a versatile front den. Upstairs offers a bright bonus room, upper-level laundry, and a spacious primary suite with a 5-piece ensuite and walk-in closet. Investor Highlights (for reference only, not guaranteed): • Legal suite rental potential to help offset your mortgage • Estimated gross rent: approx. \$3,800/month (main + basement) • Quiet street location, west-facing front • Close to parks, schools, shopping & Stoney Trail This is a rare opportunity to own a move-in-ready home with built-in flexibility. Book your private showing today!