



**252 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2290075



\$774,998

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: All Furniture's , Basement Refrigerator, Electric Stove , Stacked Washer /Dryer

***Home Sweet Home ***Welcome to this amazing opportunity to own a beautifully designed two-storey home in the sought-after community of Nolan Hill. Live upstairs and rent downstairs! Offering 3+2 bedrooms, 3.5 bathrooms, a spacious bonus room, and a Fully Finished Legal Basement Suite, this home provides exceptional space and strong income potential. The main level features a bright open-concept layout with 9-foot ceilings and hardwood flooring throughout. The spacious living room with a gas fireplace flows seamlessly into the modern kitchen, complete with granite countertops, a large center island with eating bar, stainless steel appliances, and a convenient walk-through pantry. All bathrooms are finished with granite countertops. Upstairs, the generously sized primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with jetted tub, double vanity, separate shower, and skylight. Two additional well-sized bedrooms, an upper-level laundry room with extra storage, and a bright bonus room with two skylights complete the upper floor. The fully finished legal basement suite features a separate entrance, second kitchen, two bedrooms, and a full bathroom—ideal for extended family or rental income. Enjoy a private backyard with no neighbors behind, offering added privacy and tranquility. Conveniently located within walking distance to transit and close to major shopping amenities including T&T Supermarket and Costco. A fantastic opportunity in a prime NW location!