

# \$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 | 4                |
| Zoning         | R-G              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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