

## 253 Nolancrest Circle NW Calgary, Alberta

**MLS # A2214046**


# \$859,000

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

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

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

**LEGAL WALKOUT BASEMENT | MORTGAGE HELPER | MOVE-IN READY** 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 property features 3 bedrooms, 2.5 bathrooms, plus a fully developed LEGAL walkout basement suite with a private entrance—perfect for rental income or extended family. Recent upgrades include a brand-new roof (2025), new central A/C (2024), and a professionally landscaped backyard (2023). The main level boasts durable laminate flooring, granite countertops, stainless steel appliances, a gas fireplace, corner pantry, and a flexible den. Upstairs offers a bright bonus room, upper laundry, and a spacious primary suite with a 5-piece ensuite and walk-in closet. Located on a quiet street with a west-facing front, close to parks, schools, shopping, and Stoney Trail. This is a rare opportunity to own a move-in-ready home with built-in rental potential. Book your showing today!