

**165 Nolanhurst Way NW**  
**Calgary, Alberta**

**MLS # A2226819**



## \$939,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,850 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

This exquisite 3-storey single-family home is nestled in the desirable Nolan Hill community. It features 3 bedrooms on the second floor and a spacious master suite with an ensuite bathroom on the third floor, totaling 4 bedrooms and 4 bathrooms. The basement is generously sized, offering ample space for storage or additional living areas. The home also includes an attached double garage and spans an impressive 2,849 square feet. A large playground directly in front of the house provides endless entertainment for children, making it an ideal family residence. The property is situated on a quiet street with an east-facing front, ensuring plenty of natural light. Its prime location offers easy access to parks, schools, shopping centers, and the convenience of Stoney Trail. This is a rare opportunity to own a move-in-ready home that offers built-in flexibility to suit your lifestyle. Don't miss the chance to book your private showing today!