\$749,900 - 341 Nolanhurst Crescent Nw, Calgary

MLS® #A2204270

\$749,900

4 Bedroom, 4.00 Bathroom, 2,005 sqft Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning 3 + 1 Bedroom, 3.5-Bathroom home in Nolan Hill, where style and functionality come together seamlessly! ALL NEW SIDING in 2025 adds to the home's curb appeal, while built-in speakers in the Kitchen, Primary Bedroom, and Bonus Room enhance the living experience. Step inside and be greeted by the soaring 18-ft Living Room Ceilings, 9-ft Ceilings throughout, and an Open Floor Plan designed for modern living. With 2,576 sq. ft. of total living space, this home offers the comfort and beauty that you are looking for.

On the Main Floor, the Living Room has a 2-storey high ceiling, a gas fireplace, and built-in speakers. This bright and open Living Room connects seamlessly with the Kitchen and Dining Area. The Gourmet Kitchen is complete with Quartz Countertops, Stainless Steel Appliances, and a Walk-Through Pantry. Additional highlights include a Bosch 500 Dishwasher, a Pacific Truesteam Hood Fan, and a Reverse Osmosis (RO) Water Filter. A Main Floor Den provides the perfect space for a home office.

The Upper Level boasts a luxurious Primary
Bedroom with a Walk-Through Closet featuring
Built-In Mirror cabinets, providing direct
access to the Laundry Room for added
convenience. The Ensuite includes a relaxing
Soaker Tub and a dedicated Makeup/Dressing
Table. A Bonus Room complete with a Built-In







Projector System, offers the perfect space for entertainment and family movie nights. Two Great-Sized Bedrooms and a 4-Piece Bathroom complete this level.

The Fully Finished Basement enhances the home's functionality. It features Accented Ceilings throughout for a stylish touch, Radon Mitigation for air quality assurance, and Dricore Subfloors for added comfort. A spacious Game Room offers plenty of space for entertainment, while a large Bedroom with a Murphy Bed provides additional comfort for extended family stays or guests. A Full Bathroom completes this level. The Furnace Room boasts a sink and ample storage space with Vinyl Plank Flooring extending throughout including in the Furnace Room.

Enjoy the Heated Garage, providing convenience and warmth during the colder months, along with Overhead Garage Storage and a Garage Gator Lift for maximizing space. The Fully Fenced Low-Maintenance Backyard and spacious Cedar Deck with Privacy Screen and a Gas Hookup offer the perfect outdoor retreat in the warmer months! The backyard has a French Drain for drainage efficiency, and also Google Cameras at the front enhance security. Located near Parks, Playgrounds, Shopping, and Major Roadways, this home offers the perfect balance of comfort and convenience. Great location that is close to T & T supermarket, Walmart and Costco shopping areas. Don't miss this!

Built in 2016

Essential Information

MLS® # A2204270 Price \$749,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,005

Acres 0.08

Year Built 2016

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 341 Nolanhurst Crescent Nw

Subdivision Nolan Hill

City Calgary

County Calgary

Province Alberta

Postal Code T3R 0Z6

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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