

\$768,000 - 49 Nolanhurst Crescent Nw, Calgary

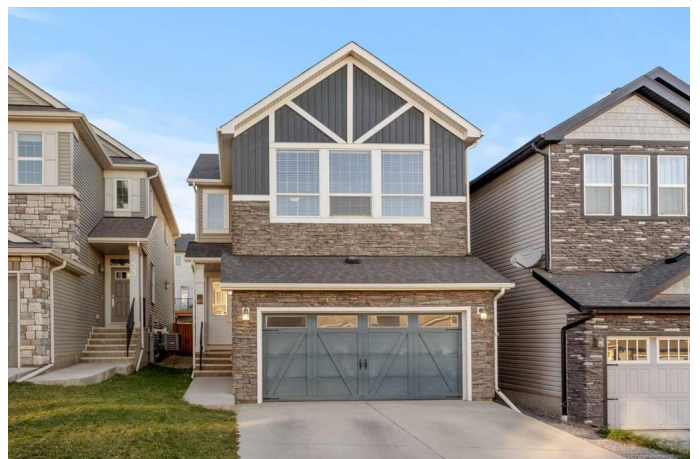
MLS® #A2172988

\$768,000

3 Bedroom, 4.00 Bathroom, 2,089 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 49 Nolanhurst Cres NW, Calgary, AB. Get ready to view this immaculate, move in ready home in the sought after community of Nolan Hill. This upgraded home shows pride of ownership throughout! Walk into a gorgeous open concept main floor with 9 feet ceilings and Engineering hardwood flooring through-out. Check out the stunning upgraded kitchen with quartz counter tops, upgraded appliances & lighting, and large island for the perfect space to eat, serve and converse with friends and family. The spacious living room seamlessly flows into the dining area creating an ideal space for entertaining guests or spending quality time with family. Upstairs you will find a primary suite with 5 piece en-suite with his/her sink, a separate Soaker Tub, stand up shower, and a large walk in closet. Additionally, the upper level includes a bright vaulted bonus room, a well-placed laundry room for convenience, and an additional 4-piece bathroom and two good size bedrooms. The fully developed basement boasts a large rec space, complete with a 3-piece bathroom. The Outdoor backyard is ideal for hosting guests or creating a comfortable family space with a low maintenance deck and a rare opportunity to own your own Basketball court within the city limits that features an outdoor court with customized MAMBA symbol package. Sport court can be removed to reveal stamped concrete floor for a maintenance free backyard. Owner spent over \$55K on this



backyard setup. Don't miss out on the opportunity to make it your own!

Built in 2016

Essential Information

MLS® #	A2172988
Price	\$768,000
Sold Price	\$752,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,089
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Vinyl Windows, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In Oven, Electric Cooktop, Range Hood, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Basketball Court
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2024
Date Sold	December 5th, 2024
Days on Market	51
Zoning	R-G
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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