



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

165 Nolanhurst Way NW
Calgary, Alberta

MLS # A2226819



\$979,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!