



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**368 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2333819



\$789,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,130 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Skylight(s), Walk-In Closet(s)		

Inclusions: Basement - Electric Cooktop, Refrigerator, washer/Dryer,

Welcome to this 6-bedroom walkout home located in the highly sought-after community of Nolan Hill. Thoughtfully designed for growing families and multi-generational living, this spacious residence offers over three fully developed levels of functional living space in one of NW Calgary's most desirable neighborhoods. The bright and open main floor features office/den that can easily serve as a guest bedroom, a spacious living room filled with natural light, a modern kitchen with ample cabinetry and workspace, a generous dining area, and a convenient powder room. Step outside to the upper deck and enjoy the elevated views from your walkout lot. Upstairs, you'll find a bonus room, perfect for family, along with four well-appointed bedrooms, including a spacious primary retreat with a private ensuite and walk-in closet and Skylight and a full bathroom, and an upper-level laundry room complete this level. The fully developed walkout basement features a 2-bedroom illegal suite with its own kitchen, living area, full bathroom, and separate entrance, making it an excellent mortgage helper or ideal space for extended family. Additional highlights include a front-attached double garage, abundant storage, and a functional floor plan designed for today's lifestyle. Perfectly situated close to beautiful parks, scenic walking paths, playgrounds, schools, shopping, restaurants, and major roadways, this home offers the perfect combination of space, comfort, convenience, and investment potential. Don't miss this incredible opportunity to own a versatile family home in the vibrant community of Nolan Hill.