



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

82 Nolanhurst Rise NW
Calgary, Alberta

MLS # A2334263



\$729,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to this beautifully maintained, move-in-ready family home located on a quiet street in the desirable community of Nolan Hill. Featuring 3 bedrooms, 2.5 bathrooms, a double attached garage, an unspoiled walkout basement, central air conditioning, and professionally installed solar panels that help offset the home's electricity costs, significantly reducing annual utility expenses, this home offers the perfect combination of comfort, functionality, and future potential. The main level is designed for everyday living and entertaining, with 9-foot ceilings, hardwood flooring, modern lighting, and large windows that fill the space with natural light. The kitchen is both stylish and functional, showcasing granite countertops, stainless steel appliances, a gas range, an oversized walk-in pantry, and generous workspace for preparing family meals. The dining area connects directly to the deck, making outdoor dining and summer BBQs effortless, while the spacious front walk-in closet keeps coats, shoes, and seasonal gear neatly organized. Upstairs, a generous central family room creates the perfect setting for relaxing evenings, children's activities, or a home office. The primary bedroom features a walk-in closet and a beautifully appointed 5-piece ensuite with a built-in soaker tub, while two additional bedrooms share a full bathroom. Laundry is conveniently located on the upper level for added practicality. The walkout basement is ready for your personal touch, offering outstanding potential for additional living space or a future legal suite (subject to municipal approval). Outside, the fully fenced backyard offers ample space to create your dream garden, BBQ area, or outdoor retreat. A new garage door (2026) adds even more value. Conveniently located just minutes from Costco, T&T Supermarket, Walmart, shopping, restaurants, parks, schools, public transit, and the

public library, with quick access to Stoney Trail, Sarcee Trail, and Shaganappi Trail. Move-in ready with a 3D virtual tour available—book your private showing today!