



GRASSROOTS
REALTY GROUP

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244 Nolanhurst Crescent NW
Calgary, Alberta

MLS # A2343608



\$699,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Zero Lot Line		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: All TV mounts, Pergola

This Nolan Hill home is hitting the market for the first time, and it's got the layout families are looking for. The main floor offers an open-concept kitchen, dining, and living area with sliding doors to a fully fenced, private backyard. A half bath and access to the double attached garage completes the main level. Upstairs you'll find three bedrooms, a bonus room, a main bath, and upper-floor laundry. The primary bedroom features a five-piece ensuite. The basement is unfinished and ready for your vision. Nolan Hill is a well-connected northwest community with pathways, a pond, and green space throughout. Schools, parks, and amenities are close by, with Beacon Hill and Creekside shopping just minutes away. Quick access to Stoney Trail makes getting around the city straightforward. One owner. Well maintained. First time available.