

\$670,000 - 213 Nolanhurst Way Nw, Calgary

MLS® #A2241645

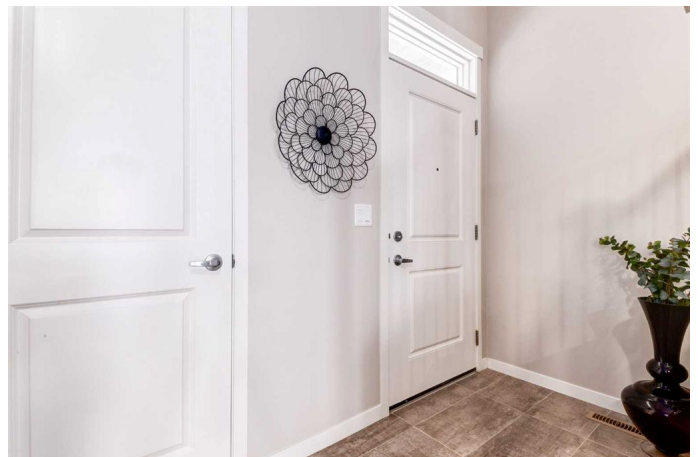
\$670,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this immaculately maintained, turn-key 2-storey home built by Morrison Homes, nestled in the sought-after community of Nolan Hill. Thoughtfully designed and meticulously cared for, this residence offers a blend of modern elegance and family-friendly functionality, featuring 3 spacious bedrooms and 2.5 bathrooms. As you step through the front door, you™re welcomed by an open-to-below foyer that sets the tone for the home™s grand yet inviting atmosphere. The main level showcases 9-foot ceilings, a brushed oak engineered hardwood floor, and upgraded knock-down textured ceilings with soft rounded corners, adding a refined touch to every room. Enjoy Hunter Douglas upgraded window coverings that are included throughout the home. The gourmet kitchen is a chef™s dream, boasting a two-tone design with full-height cabinetry, sleek granite countertops, and a premium stainless steel appliance package. A nook area and cozy family room provide the perfect setting for both entertaining and daily living. Conveniently located off the front-attached garage, you™ll find a combined laundry and mudroom, along with a half bathroom ideally placed for guests. Upstairs, unwind in the cozy bonus room, perfect for movie nights or a quiet retreat. The primary suite offers a private escape, complete with a walk-in closet and a luxurious, custom stand-up shower en suite. Two additional generously sized bedrooms and a stylish 3-piece bathroom complete the upper level.



The basement remains undeveloped, presenting an incredible opportunity for the next homeowner to customize it to their lifestyle, complete with a bathroom rough-in already in place.

Built in 2017

Essential Information

MLS® #	A2241645
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	213 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl
-------------------	--

	Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, Playground, Private Yard, Private Entrance
Lot Description	Back Yard, Landscaped, Private, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	30
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.