

# \$899,999 - 353 Nolanhurst Crescent Nw, Calgary

MLS® #A2229689

**\$899,999**

6 Bedroom, 5.00 Bathroom, 2,404 sqft  
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

--- PRICE DROP OF 25K--- OPEN HOUSE  
JULY 13, 2025 on this Sunday from 11:00 AM  
TILL 2:00 PM. Don't Miss This Beautifully  
Appointed 2-Storey Home in Sought-After  
Nolan Hill!

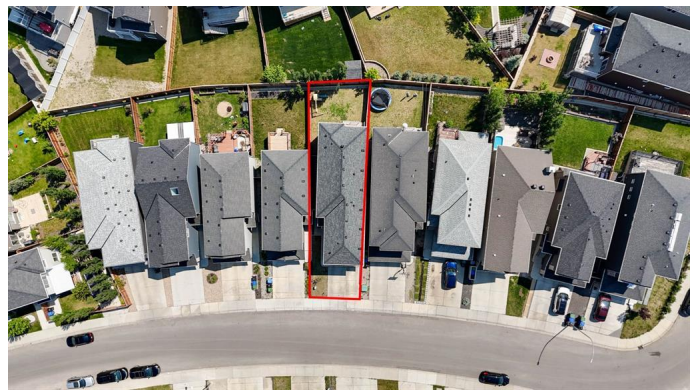
Offering over 3,300 sq. ft. of refined living  
space, including a separate entrance  
basement, this home is perfect for a growing  
family.

6 Bedrooms + Den | 4.5 Bathrooms, Sunny  
South-Facing Landscaped Backyard, Double  
Attached Garage. Be Sure to View the 3D  
Virtual Tour!

Step inside and be welcomed by a dramatic  
18'™ foyer ceiling, setting the tone for the  
spacious open-concept layout. Enjoy 9'™  
ceilings on the main floor, engineered laminate  
flooring, and a front den with double  
doors—ideal for a home office.

The gourmet kitchen featuring a large central  
island with eating bar, granite countertops,  
stainless steel appliances, gas stove, corner  
pantry, and tall cabinetry. The bright dining  
area opens to the deck and sunny backyard,  
while the cozy family room includes a gas  
fireplace and custom built-in shelving. A  
spacious mudroom with built-ins and a half  
bath complete the main floor.

Upstairs, find a generous bonus area, 4  
spacious bedrooms, and a convenient laundry



room with sink and granite countertops. The primary master bedroom includes a walk-in closet and luxurious 5-pc ensuite with double vanities, jetted tub, granite counters, and a separate shower. One additional bedroom also features its own 4-pc ensuite, while the remaining two share a third full bathroom.

The fully developed basement with permits features a separate entry and completes with an illegal suite and a 9’ high ceiling complete with a summer kitchen, rec room, 2 bedrooms, 4-pc bathroom, and second laundry—ideal for to be used as rental space, multi-generational living or extended guests.

Enjoy outdoor living in the fenced backyard with a deck featuring aluminum railing and gas hookup—perfect for BBQs. The landscaped lot includes a front patio and concrete side steps leading to the backyard.

Located close to parks, playgrounds, shopping, public transit, and with easy access to Stoney Trail—this is a must-see home!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229689    |
| Price          | \$899,999   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,404       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 353 Nolanhurst Crescent Nw |
| Subdivision | Nolan Hill                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3R 0Z1                    |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                                                                                     |
| Heating           | Forced Air                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Gas, Family Room                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Landscaped, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 28              |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 105 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office           TREC The Real Estate Company

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