

\$859,000 - 253 Nolancrest Circle Nw, Calgary

MLS® #A2214046

\$859,000

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

LEGAL WALKOUT BASEMENT |
MORTGAGE HELPER | MOVE-IN READY

Welcome to this beautifully upgraded walkout home in the desirable community of Nolan Hill! Offering over 2,900 sq ft of developed living space, this property features 3 bedrooms, 2.5 bathrooms, plus a fully developed LEGAL walkout basement suite with a private entrance—perfect for rental income or extended family.

Recent upgrades include a brand-new roof (2025), new central A/C (2024), and a professionally landscaped backyard (2023). The main level boasts durable laminate flooring, granite countertops, stainless steel appliances, a gas fireplace, corner pantry, and a flexible den. Upstairs offers a bright bonus room, upper laundry, and a spacious primary suite with a 5-piece ensuite and walk-in closet.

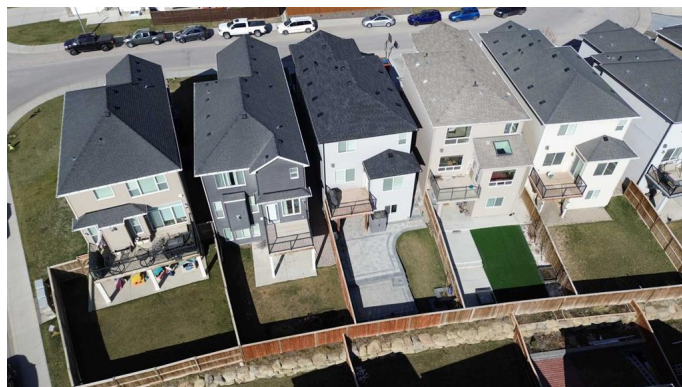
Located on a quiet street with a west-facing front, close to parks, schools, shopping, and Stoney Trail. This is a rare opportunity to own a move-in-ready home with built-in rental potential. Book your showing today!

Built in 2017

Essential Information

MLS® # A2214046

Price \$859,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	253 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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