\$825,000 - 353 Nolanhurst Crescent Nw, Calgary

MLS® #A2255385

\$825,000

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

Nolan Hill, Calgary, Alberta

PRICE REDUCED to 825K. 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 doorsâ€"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 laundryâ€"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 hookupâ€"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 Trailâ€"this is a must-see home!

Built in 2018

Essential Information

MLS® # A2255385 Price \$825,000

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

Nolan Hill Subdivision 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, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In

Closet(s), French Door, Jetted Tub

Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove

Heating Forced Air

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Family Room

Has Basement Yes Basement Full

Exterior

Exterior Features Private Yard, Private Entrance Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Poured Concrete Foundation

Additional Information

Date Listed September 9th, 2025

Days on Market 58 Zoning R-G **HOA Fees** 105 HOA Fees Freq. **ANN**

Listing Details

Listing Office TREC The Real Estate Company

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