

253 Nolancrest Circle NW
Calgary, Alberta

MLS # A2214046

\$859,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: upper floor bonus room tv, basement electric range, refrigerator, hood fan, microwave, washer and dryer

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!