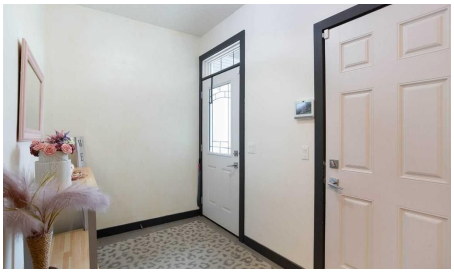
244 Nolanhurst Crescent NW

Calgary | Active | MLS® A2343608

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,872 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

This Nolan Hill home is hitting the market for the first time, and it's got the layout families are looking for.
The main floor offers an open-concept kitchen, dining, and living area with sliding doors to a fully fenced, private backyard. A half bath and access to the double attached garage completes the main level. Upstairs you'll find three bedrooms, a bonus room, a main bath, and upper-floor laundry. The primary bedroom features a five-piece ensuite. The basement is unfinished and ready for your vision.

Nolan Hill is a well-connected northwest community with pathways, a pond, and green space throughout. Schools, parks, and amenities are close by, with Beacon Hill and Creekside shopping just minutes away. Quick access to Stoney Trail makes getting around the city straightforward.

One owner. Well maintained. First time available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343608
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,872 sq. ft.
Main Level Finished Area:	770.5 sq. ft.

Upper Level Finished Area:	1,101 sq. ft.
Below Grade Finished Area:	652 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,316 sq. ft.
Lot Frontage:	29'7½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1610014
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer
Inclusions:	All TV mounts, Pergola
Restrictions:	None Known
Main Floor	Kitchen · 14'9" × 12'10" ·
Main Floor	Dining Room · 10'9" × 8'11" ·
Main Floor	Living Room · 15'1" × 13' ·
Upper Level	Bonus Room · 13'3" × 12' ·
Upper Level	Bedroom - Primary · 15'5" × 11'11" ·
Upper Level	Bedroom · 11'2" × 9'8" ·
Upper Level	Bedroom · 11'1" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Yard, Landscaped, Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/244-nolanhurst-crescent-nw-calgary-a2343608/

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