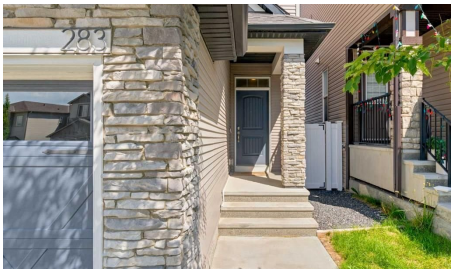
283 Nolanhurst Crescent NW

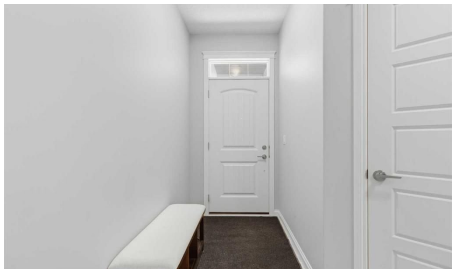
Calgary | Active | MLS® A2351944

$824,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2019**	**2,241 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this beautifully maintained family home in the sought-after community of Nolan Hill, offering over 3,100 sq. ft. of fully developed living space, 4 bedrooms, 3.5 bathrooms, and a double attached garage. Thoughtfully designed with spacious living areas, quality finishes, and tasteful updates, this move-in-ready home delivers the ideal combination of comfort, style, and functionality for modern family living. From the moment you arrive, you'll appreciate the inviting curb appeal, complemented by a freshly painted front door, garage door, and exterior wood trim for a refreshed, well-maintained appearance. Inside, a bright and welcoming foyer leads to an open-concept main floor designed for everyday comfort and effortless entertaining. The spacious living room features abundant natural light and a cozy fireplace, creating the perfect setting to relax with family or host friends. The well-appointed kitchen offers stainless steel appliances, ample cabinetry, generous counter space, a large centre island with seating, and a pantry for additional storage. Adjacent to the kitchen, the dining area provides plenty of room for family meals while overlooking the backyard, creating a natural connection between indoor and outdoor living. A convenient powder room and mudroom with direct garage access complete the main floor. Upstairs, a spacious bonus room offers versatile space for movie nights, a children's play area, or a home office. The primary bedroom serves as a private retreat, complete with a walk-in closet and a four-piece ensuite featuring dual sinks, a deep soaker tub, and a tiled shower. Two additional bedrooms, each with their own walk-in closet, provide excellent storage and flexibility for growing families. A full four-piece bathroom and conveniently located upper-level laundry room complete this level. The builder-developed walkout basement extends the living space with a large recreation room, a spacious fourth bedroom, and a full bathroom. Ideal for guests, teenagers, extended family, or a private workspace, this lower level offers added flexibility to suit your needs. Outside, enjoy the landscaped backyard with plenty of room for children to play, pets to roam, and summer gatherings with family and friends. The double attached garage provides additional room for bikes, tools, and seasonal storage. Ideally located in family-friendly Nolan Hill, this home is close to parks, playgrounds, pathways, schools, shopping, restaurants, and everyday amenities. Enjoy convenient access to Sage Hill Crossing, Beacon Hill Shopping Centre, Costco, and Creekside Shopping Centre, along with major roadways including Stoney Trail, Shaganappi Trail, and Sarcee Trail. Whether you're upsizing, relocating, or looking for a home that offers space to grow, this Nolan Hill property is ready to welcome its next family. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351944
Bedrooms	4
Bathrooms	4
Year Built	2019
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:	2,241 sq. ft.
Main Level Finished Area:	1,002 sq. ft.
Upper Level Finished Area:	1,239 sq. ft.
Below Grade Finished Area:	866 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,347 sq. ft.
Lot Frontage:	29'7½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2019 (Age: 7)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1610014
Heating:	Fireplace(s), Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	The pool table and bonus room couch can be negotiated.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Balcony · 18'2" × 10'6" ·

Main Floor	Dining Room · 12'7" × 10'2" ·
Main Floor	Office · 11'5" × 10'1" ·
Main Floor	Living Room · 16'4" × 12'6" ·
Main Floor	Kitchen · 15'8" × 12'7" ·
Main Floor	Mud Room · 10'1" × 6'10" ·
Main Floor	Foyer · 9'8" × 6'4" ·
Upper Level	Bedroom - Primary · 12'6" × 12'5" ·
Upper Level	Walk-In Closet · 10' × 8'2" ·
Upper Level	Laundry · 8'3" × 7'4" ·
Upper Level	Walk-In Closet · 6'4" × 4'9" ·
Upper Level	Bedroom · 12'7" × 12'1" ·
Upper Level	Bedroom · 12'1" × 8'11" ·
Upper Level	Family Room · 14'2" × 13'8" ·
Upper Level	Walk-In Closet · 8'3" × 5'3" ·
Upper Level	Bedroom · 15'4" × 10'3" ·
Basement	Game Room · 24' × 21'7" ·
Basement	Furnace/Utility Room · 8'10" × 8' ·
Basement	Hall · 17'2" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Landscaped, No Back Lane

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/283-nolanhurst-crescent-nw-calgary-a2351944/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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