65 Nolanhurst Crescent NW

Calgary | Active | MLS® A2359147

$750,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2017**	**2,133.17 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to 65 Nolanhurst Crescent NW, a beautifully designed home in the desirable northwest Calgary community of Nolan Hill. Offering three bedrooms, two and a half bathrooms, a dedicated main-floor office, an upper-level family room, and an attached double garage, this property combines comfortable living spaces with a functional layout and excellent potential for future development.

Step inside to a welcoming foyer that leads into a thoughtfully arranged main floor. A dedicated office provides the perfect setting for working from home, studying, or creating a quiet personal retreat. The inviting living room features a cozy gas fireplace, creating a warm atmosphere for relaxing or entertaining. The kitchen offers a practical layout with included appliances and connects conveniently to the dining area, making everyday meals and gatherings effortless. A two-piece bathroom adds convenience, while the attached double garage, measuring approximately 374 square feet, provides secure parking and additional storage.

Upstairs, the spacious primary bedroom offers a private retreat complete with a walk-in closet and a five-piece ensuite. Two additional bedrooms provide comfortable accommodations for family members or guests, while a four-piece bathroom serves the secondary bedrooms. A versatile upper-level family room creates an ideal space for movie nights, a children's playroom, or a secondary lounge. The conveniently located laundry room, complete with an included washer and dryer, adds practicality to everyday routines.

The unfinished basement offers approximately 733 square feet of versatile space, providing an excellent opportunity to customize the home to suit your needs. Whether you envision a recreation room, home gym, entertainment area, or additional living space, this lower level offers plenty of possibilities for future development, subject to necessary approvals. A separate storage area provides additional room for organizing household essentials and seasonal belongings.

Living at 65 Nolanhurst Crescent NW means enjoying everything that makes northwest Calgary such an appealing place to call home. Situated in the welcoming community of Nolan Hill, you'll appreciate convenient access to parks, walking pathways, shopping, schools, and everyday amenities. Nearby Stoney Trail and Shaganappi Trail provide excellent connectivity throughout the city, making commuting and exploring Calgary easy. With its functional layout, inviting living spaces, and desirable location, this home presents a wonderful opportunity to enjoy comfort, convenience, and the vibrant Calgary lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359147
Bedrooms	3
Bathrooms	3

Year Built	2017
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:	2,133.17 sq. ft.
Main Level Finished Area:	952.94 sq. ft.
Upper Level Finished Area:	1,180.23 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,272 sq. ft.
Lot Frontage:	29'1"
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	9
Year built:	2017 (Age: 9)
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
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$100.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	Security Systems, Camera, TV Brackets.
Restrictions:	None Known

Main Floor	Foyer · 7'11" × 6'5" ·
Main Floor	Office · 11'5" × 9'4" ·
Main Floor	Living Room · 17'6" × 11'2" ·
Main Floor	Kitchen · 17' × 11'8" ·
Main Floor	Dining Room · 11'8" × 7'10" ·
2nd Floor	Bedroom - Primary · 13'10" × 13'10" ·
2nd Floor	Family Room · 15'9" × 13'3" ·
2nd Floor	Bedroom · 14'5" × 11'1" ·
2nd Floor	Laundry · 8'4" × 7'11" ·
2nd Floor	Bedroom · 11'11" × 11'4" ·
Basement	Storage · 27' × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/65-nolanhurst-crescent-nw-calgary-a2359147/

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