

# \$655,000 - 213 Nolanhurst Way Nw, Calgary

MLS® #A2255695

**\$655,000**

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

**ATTACHED DOUBLE GARAGE!! 1650+ SQFT OF LIVING SPACE!! 3 BEDROOMS + 2.5 BATHS!! LOFT WITH OPEN-TO-BELOW!!**

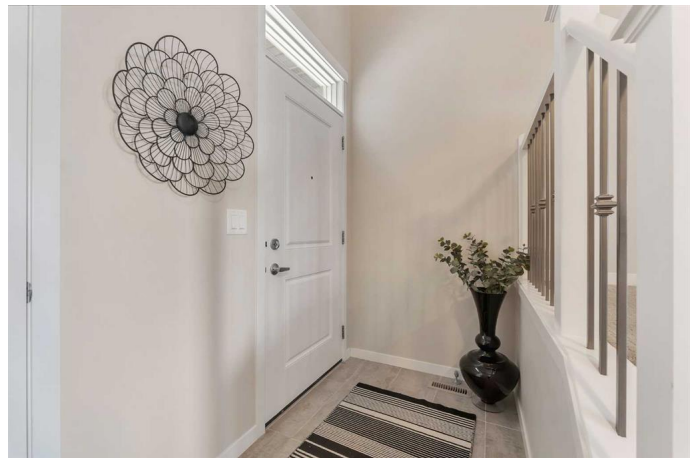
Step into this bright and functional home offering modern finishes and a family-friendly layout. The main floor features a welcoming LIVING ROOM WITH FIREPLACE & BIG WINDOWS, flowing seamlessly into the KITCHEN WITH ISLAND, BUILT-IN FEATURES & PANTRY, and a dining area that opens onto a BACKYARD DECK. A convenient laundry area and 2-PC BATH complete this level. Upstairs, you'll find 3 BEDROOMS and 2 BATHS including a PRIMARY SUITE with walk-in closet and 3-PC ENSUITE BATH. Two additional BEDROOMS share a 3-PC BATH, and a versatile LOFT AREA WITH OPEN-TO-BELOW adds extra living space for work or play. The home also offers a NICE-SIZED BACKYARD WITH DECK, giving you outdoor space that's perfect for relaxing or entertaining without being high-maintenance. Enjoy the convenience of an ATTACHED DOUBLE GARAGE, plus a great location close to the pond, shopping, and soccer fields. MODERN DESIGN, BRIGHT SPACES & A BACKYARD TO ENJOY - THIS HOME HAS IT ALL!

Built in 2017

## Essential Information

MLS® #

A2255695



Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	213 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	Real Broker
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