

\$775,000 - 240 Nolanhurst Crescent Nw, Calgary

MLS® #A2261745

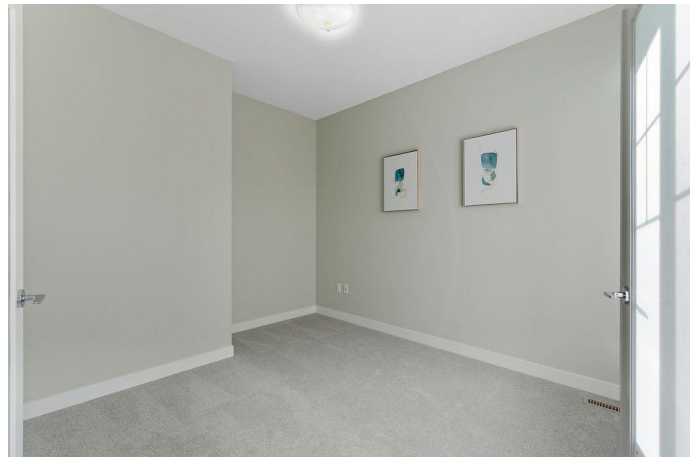
\$775,000

3 Bedroom, 4.00 Bathroom, 2,301 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

This beautifully designed 2-storey home offers over 2,300 sq ft of elegant living space, featuring a thoughtfully crafted layout with luxury finishes throughout. With 3 great size bedrooms, 4 bathrooms, and a main floor office that can easily be converted into a fourth bedroom, this home is perfect for growing families or those who need flexible living space. The main level showcases engineered hardwood flooring, a private front office, and a stunning open-to-above family room with a soaring 17-foot ceiling and cozy gas fireplace. The chef's kitchen boasts built-in stainless steel appliances, including a countertop gas stove, wall oven, microwave, French door refrigerator, a walk-through pantry, and a large central island. The kitchen is completed with full-height cabinetry, including a second upper row with glass inserts for added style and storage. The spacious dining area is perfect for large gatherings and opens onto a west-facing deck, ideal for entertaining and enjoying evening sunsets. Upstairs, you'll find a bright front-facing bonus room with a wet bar, a luxurious primary suite featuring a 5-piece ensuite with a jetted soaker tub, separate tiled shower, dual vanities, and a large walk-in closet. Two additional bedrooms and two more bathrooms complete the upper floor. Situated on a deep west-backing lot (30' x 146'), this home offers a huge backyard with double level huge deck and 48 feet from deck to fence—ideal for outdoor living. The basement is unfinished and ready for your



finishing touches. This will not last on the market long so call today to book your showing!

Built in 2017

Essential Information

MLS® #	A2261745
Price	\$775,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,301
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Dry Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dock
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	32
Zoning	R-G

Listing Details

Listing Office	Skyrock
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