

# \$685,000 - 213 Nolanhurst Way Nw, Calgary

MLS® #A2241645

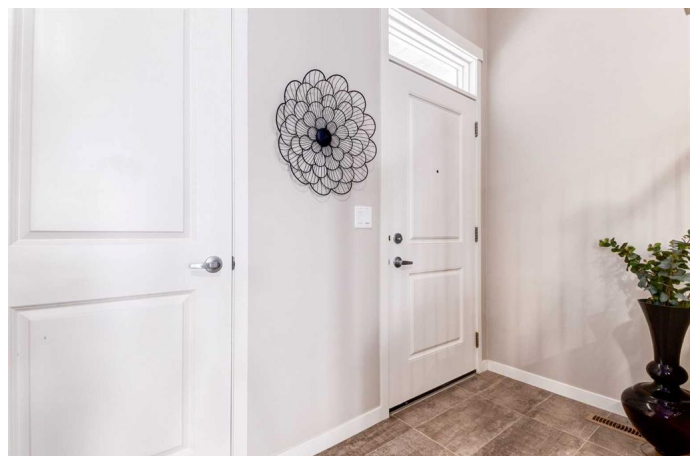
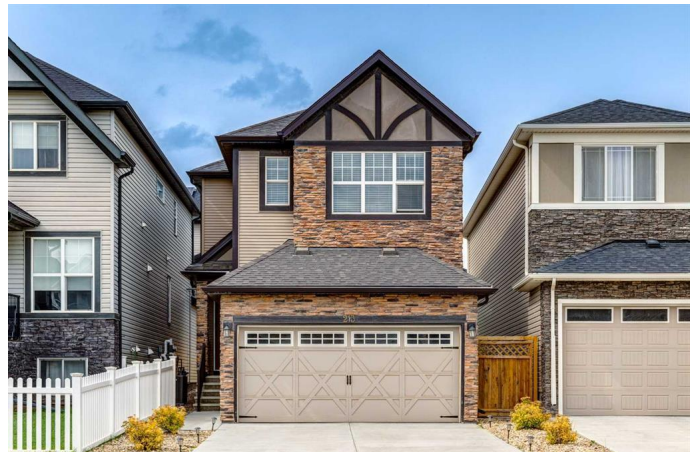
**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this immaculately maintained, turn-key 2-storey home built by Morrison Homes, nestled in the sought-after community of Nolan Hill. Thoughtfully designed and meticulously cared for, this residence offers a blend of modern elegance and family-friendly functionality, featuring 3 spacious bedrooms and 2.5 bathrooms. As you step through the front door, you™re welcomed by an open-to-below foyer that sets the tone for the home™s grand yet inviting atmosphere. The main level showcases 9-foot ceilings, a brushed oak engineered hardwood floor, and upgraded knock-down textured ceilings with soft rounded corners, adding a refined touch to every room. Enjoy Hunter Douglas upgraded window coverings that are included throughout the home. The gourmet kitchen is a chef™s dream, boasting a two-tone design with full-height cabinetry, sleek granite countertops, and a premium stainless steel appliance package. A nook area and cozy family room provide the perfect setting for both entertaining and daily living. Conveniently located off the front-attached garage, you™ll find a combined laundry and mudroom, along with a half bathroom ideally placed for guests. Upstairs, unwind in the cozy bonus room, perfect for movie nights or a quiet retreat. The primary suite offers a private escape, complete with a walk-in closet and a luxurious, custom stand-up shower en suite. Two additional generously sized bedrooms and a stylish 3-piece bathroom complete the upper level.



The basement remains undeveloped, presenting an incredible opportunity for the next homeowner to customize it to their lifestyle, complete with a bathroom rough-in already in place.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241645    |
| Price          | \$685,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,647       |
| 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 1J4               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
|                 | Lighting, Vinyl Windows, Walk-In Closet(s)                                        |
| Appliances      | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                           |
| Cooling         | None                                                                              |
| Fireplace       | Yes                                                                               |
| # of Fireplaces | 1                                                                                 |
| Fireplaces      | Electric                                                                          |
| Has Basement    | Yes                                                                               |
| Basement        | Full, Unfinished                                                                  |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Landscaped, Private, Zero Lot Line                      |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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