



# 252 Nolanhurst Crescent Calgary Alberta

\$774,998

\*\*\*Home Sweet Home \*\*\*Welcome to this amazing opportunity to own a beautifully designed two-storey home in the sought-after community of Nolan Hill. Live upstairs and rent downstairs! Offering 3+2 bedrooms, 3.5 bathrooms, a spacious bonus room, and a Fully Finished Legal Basement Suite, this home provides exceptional space and strong income potential. The main level features a bright open-concept layout with 9-foot ceilings and hardwood flooring throughout. The spacious living room with a gas fireplace flows seamlessly into the modern kitchen, complete with granite countertops, a large center island with eating bar, stainless steel appliances, and a convenient walk-through pantry. All bathrooms are finished with granite countertops. Upstairs, the generously sized primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with jetted tub, double vanity, separate shower, and skylight. Two additional well-sized bedrooms, an upper-level laundry room with extra storage, and a bright bonus room with two skylights complete the upper floor. The fully finished legal basement suite features a separate entrance, second kitchen, two bedrooms, and a full bathroom—ideal for extended family or rental income. Enjoy a private backyard with no neighbors behind, offering added privacy and tranquility. Conveniently located within walking distance to transit and close to major shopping amenities including T&T Supermarket and Costco. A fantastic opportunity in a prime NW location! (id:6769)

Bonus Room 15.25 Ft x 15.00 Ft  
4pc Bathroom Measurements not available  
Primary Bedroom 18.67 Ft x 11.92 Ft  
Bedroom 13.58 Ft x 10.42 Ft  
Bedroom 12.08 Ft x 10.58 Ft  
5pc Bathroom Measurements not available  
Bedroom 12.83 Ft x 9.25 Ft  
Bedroom 12.17 Ft x 7.83 Ft  
4pc Bathroom Measurements not available

Kitchen 15.42 Ft x 4.83 Ft  
Recreational, Games room 15.42 Ft x 17.00 Ft  
Laundry room Measurements not available  
Kitchen 13.17 Ft x 10.08 Ft  
Dining room 10.67 Ft x 10.33 Ft  
Living room 16.33 Ft x 12.83 Ft  
Laundry room 8.17 Ft x 6.17 Ft  
2pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

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**RE/MAX Realty Professionals**

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