

# \$809,000 - 253 Nolancrest Circle Nw, Calgary

MLS® #A2224763

**\$809,000**

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Live Smart, Invest Smarter – Nolan Hill  
Walkout with Legal Suite!

Welcome to this beautifully upgraded walkout home in the desirable community of Nolan Hill! Offering over 2,900 sq ft of developed living space, this home features 3 bedrooms, 2.5 bathrooms, plus a fully developed legal basement suite with separate entrance – ideal for extended family or potential rental income.

Recent improvements include a new roof (2025), central A/C (2024), and professional landscaping (2023). The main level showcases durable laminate flooring, granite countertops, stainless steel appliances, a gas fireplace, corner pantry, and a versatile front den. Upstairs offers a bright bonus room, upper-level laundry, and a spacious primary suite with a 5-piece ensuite and walk-in closet.

Investor Highlights (for reference only, not guaranteed):

- Legal suite rental potential to help offset your mortgage

- Estimated gross rent: approx. \$3,800/month (main + basement)

- Quiet street location, west-facing front

- Close to parks, schools, shopping & Stoney Trail

This is a rare opportunity to own a move-in-ready home with built-in flexibility. Book your private showing today!



Built in 2017

### Essential Information

MLS® #	A2224763
Price	\$809,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	253 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	49
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Top Producer Realty and Property Management
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