

# \$779,900 - 240 Nolanhurst Crescent Nw, Calgary

MLS® #A2261745

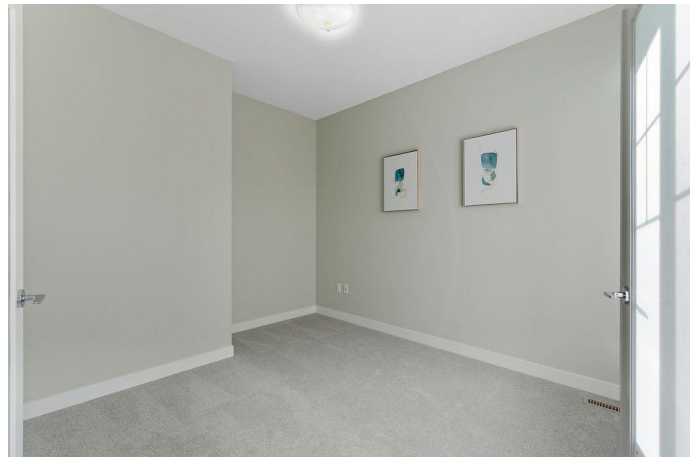
**\$779,900**

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          | \$779,900   |
| 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, Quartz Counters, Walk-In Closet(s), Dry Bar, Pantry |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Garage Control(s), Gas Cooktop     |

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

## 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 | 18                |
| Zoning         | R-G               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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