

# \$730,000 - 153 Nolanhurst Bay Nw, Calgary

MLS® #A2206228

**\$730,000**

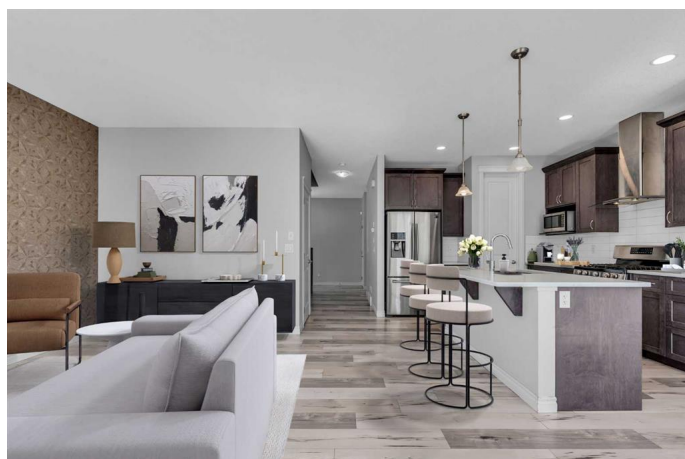
3 Bedroom, 3.00 Bathroom, 1,905 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

BACK ON MARKET DUE FINANCING ISSUE. NEW PRICE NOW TOO. Beautifully laid-out, the spacious and inviting foyer leads to a bright SOUTH FACING living area featuring 9-ft high textured ceiling & luxurious vinyl plank flooring in the family room with NATURAL GAS fireplace, sun drenched dining room overlooking the DECK, and in kitchen with all the upgrades: quartz countertops with undermount sink, beloved natural gas stove with chimney hood fan, side-by-side fridge with water dispenser, and real wood, high cabinets with soft closing doors. There is a pantry in the corner for your stuff. Wide stairwell from the main floor, with a window at the top leads to a WINDOWED bonus room -- with a tray-ceiling -- separating the secondary bedrooms from the CATHEDRAL-ceiling primary room with the expected ensuite featuring TWO sinks, soaker tub, and large tiled shower with upgraded shower door. The upstairs laundry ROOM is nearby. This beautiful property also has a separate door to the 9-ft high basement for potential basement suite (subject to city approval). Outside, a large deck faces a landscaped and fully fenced south-facing backyard. Located on a quiet cul-de-sac in fabulous Nolan Hill with nearby services like shopping (Costco, Walmart, Canadian Tire, etc.), parks, and near the countryside, you will quickly come to enjoy this family friendly neighbourhood. Come on by:-)

Built in 2018



## Essential Information

MLS® #	A2206228
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,905
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	153 Nolanhurst Bay Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S5

## Amenities

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

## Interior

Interior Features	Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	39
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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