



DJ Golden
REAL ESTATE

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165 Nolanhurst Way NW
Calgary, Alberta

MLS # A2226819



\$979,000

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|------------------|------------------------|---------------|------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,850 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: none

This exquisite 3-storey single-family home is nestled in the desirable Nolan Hill community. It features 3 bedrooms on the second floor and a spacious master suite with an ensuite bathroom on the third floor, totaling 4 bedrooms and 4 bathrooms. The basement is generously sized, offering ample space for storage or additional living areas. The home also includes an attached double garage and spans an impressive 2,849 square feet. A large playground directly in front of the house provides endless entertainment for children, making it an ideal family residence. The property is situated on a quiet street with an east-facing front, ensuring plenty of natural light. Its prime location offers easy access to parks, schools, shopping centers, and the convenience of Stoney Trail. This is a rare opportunity to own a move-in-ready home that offers built-in flexibility to suit your lifestyle. Don't miss the chance to book your private showing today!