

253 Nolancrest Circle NW
Calgary, Alberta

MLS # A2224763



\$809,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: upper floor bonus room tv, basement electric range, refrigerator, hood fan, microwave, washer and dryer

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!