

# \$735,000 - 153 Nolanhurst Bay Nw, Calgary

MLS® #A2206228

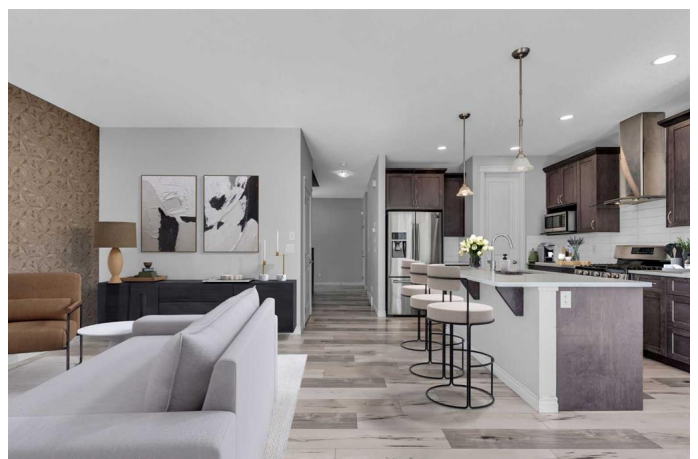
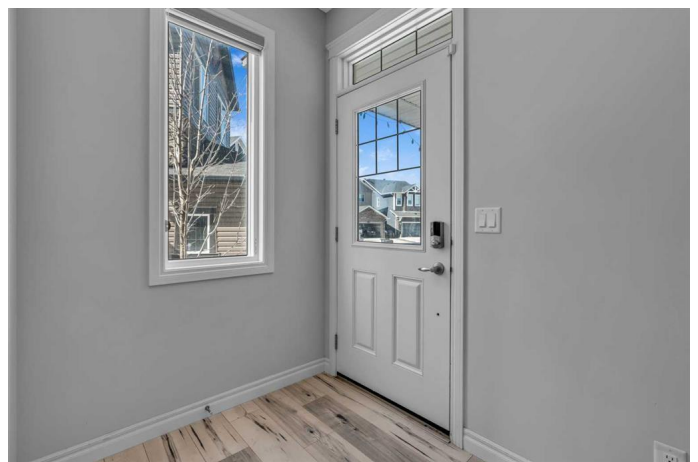
## \$735,000

3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Saturday 19 April 11:30-2 pm OPEN HOUSE. 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          | \$735,000   |
| 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 | Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Tray Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Gas Stove                                                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                      |

|                 |                                     |
|-----------------|-------------------------------------|
| # of Fireplaces | 1                                   |
| Fireplaces      | Gas, Family Room, 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, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Silent Floor Joists |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 32              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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