

# \$645,000 - 213 Nolanhurst Way Nw, Calgary

MLS® #A2264610

**\$645,000**

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

**ATTACHED DOUBLE GARAGE!! 1650+ SQFT OF LIVING SPACE!! 3 BEDROOMS + 2.5 BATHS!! LOFT WITH OPEN-TO-BELOW!!**

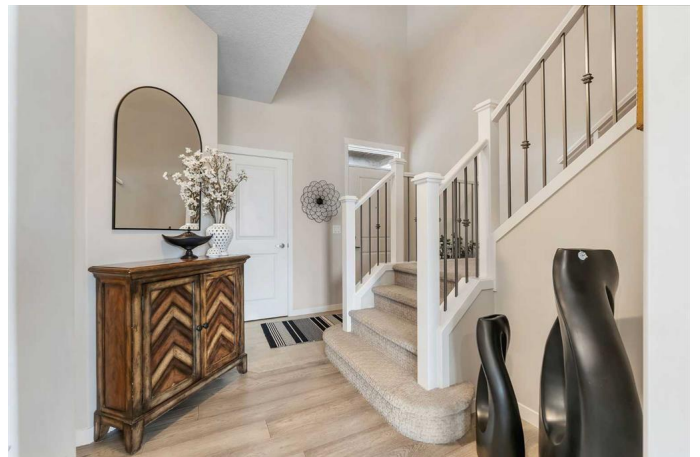
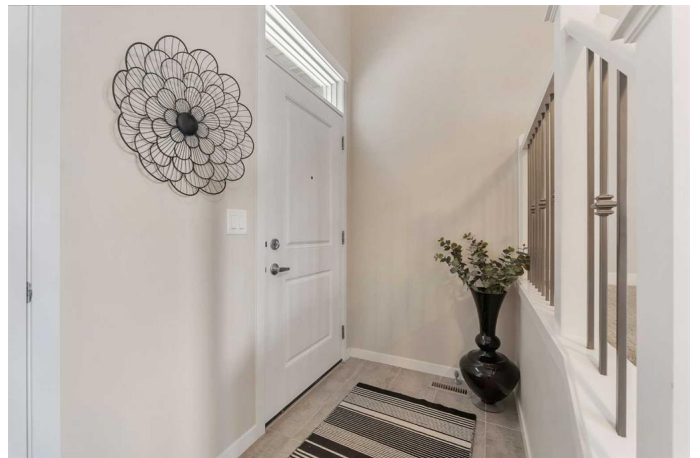
Step into this bright and functional home offering modern finishes and a family-friendly layout. The main floor features a welcoming LIVING ROOM WITH FIREPLACE & BIG WINDOWS, flowing seamlessly into the KITCHEN WITH ISLAND, BUILT-IN FEATURES & PANTRY, and a dining area that opens onto a BACKYARD DECK. A convenient laundry area and 2-PC BATH complete this level. Upstairs, you'll find 3 BEDROOMS and 2 BATHS including a PRIMARY SUITE with walk-in closet and 3-PC ENSUITE BATH. Two additional BEDROOMS share a 3-PC BATH, and a versatile LOFT AREA WITH OPEN-TO-BELOW adds extra living space for work or play. The home also offers a NICE-SIZED BACKYARD WITH DECK, giving you outdoor space that's perfect for relaxing or entertaining without being high-maintenance. Enjoy the convenience of an ATTACHED DOUBLE GARAGE, plus a great location close to the pond, shopping, and soccer fields. MODERN DESIGN, BRIGHT SPACES & A BACKYARD TO ENJOY - THIS HOME HAS IT ALL!

Built in 2017

## Essential Information

MLS® #

A2264610



|                |             |
|----------------|-------------|
| Price          | \$645,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,663       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 213 Nolanhurst Way Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1S7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer                            |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Electric                                                                                  |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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