

# \$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!!**

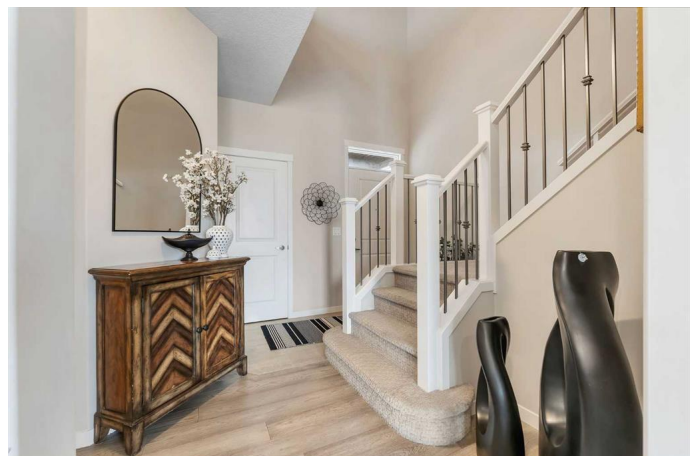
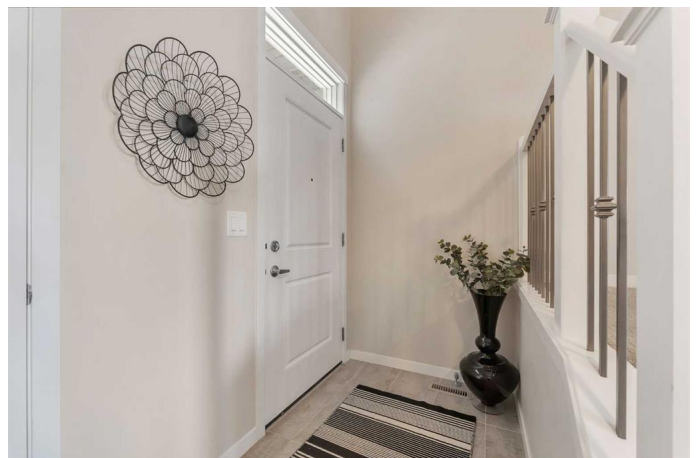
Step into this bright and functional home offering modern finishes and a family-friendly layout. The main floor features a welcoming LIVING ROOM WITH FIREPLACE & BIG WINDOWS, flowing seamlessly into the KITCHEN WITH ISLAND, BUILT-IN FEATURES & PANTRY, and a dining area that opens onto a BACKYARD DECK. 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 | 3                  |
| Zoning         | R-G                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.