

# \$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, Tile, Family Room, Glass Doors
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, Manufactured Floor Joist, Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.