

\$760,000 - 66 Nolancrest Circle Nw, Calgary

MLS® #A2203545

\$760,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft
Residential on 0.09 Acres

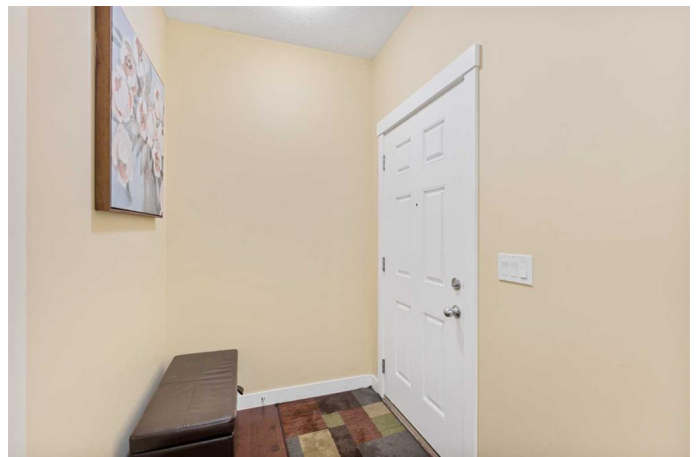
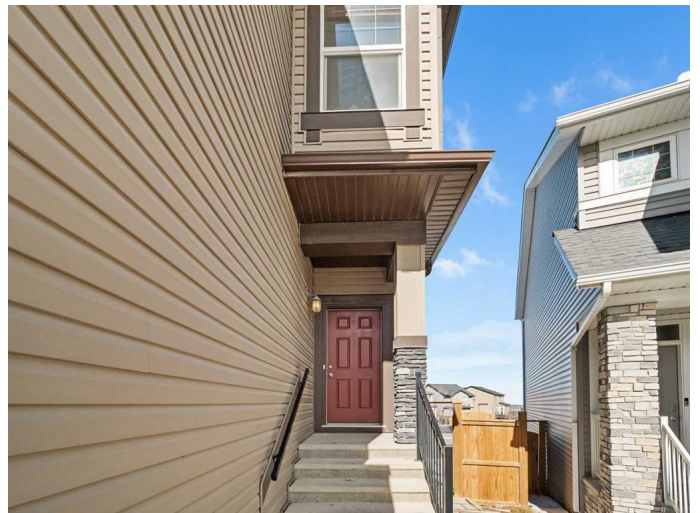
Nolan Hill, Calgary, Alberta

1944 sqft 2 story home with WALKOUT
BASEMENT!

Welcome to this well-maintained 1,944 sq. ft. 2-story house in the desirable community of Nolan Hills. It's just a short drive to Shaganappi and Sarcee Trails. Close to shopping and recreation centers, including Creekside, Sage Hill Crossing (Walmart), Beacon Hills, Costco, Canadian Tire, HomeSense, and T&T Asian Market. Only 10 minutes to Citadel Park School, William D. Pratt Junior High, Robert Thirsk/Notre Dame High School, and the private Bearspaw Christian College and Renert School.

This home offers a bright and open floor plan with 4 bedrooms and 2.5 bathrooms. Upon entry, the open concept is immediately evident, with the kitchen, dining, and living areas on the main floor. The kitchen has been fully renovated with granite countertops, a large kitchen island, and stainless steel appliances (including a new built-in microwave, oven, natural gas range, and wall-mount range hood), as well as raised kitchen cabinets. Hardwood flooring runs throughout the living areas, and the 9-foot ceilings add to the spacious feel. The large pantry provides ample storage space. The dining area is bathed in natural light from the surrounding windows.

Off the kitchen's dining area, a patio door leads to a huge balcony (12'0" x 9'8"), where you can enjoy a beautiful scenic view. The well-proportioned living room



is thoughtfully designed to cater to family activities. Upgraded wood railing adds to the appeal. A central bonus room separates the master bedroom from the other 2 bedrooms and office den, providing privacy. The master bedroom features a double vanity, corner tub, separate shower, and a walk-in closet. The walkout basement comes with rough-in plumbing, ready for your personal design! NEW UPGRADES include a new roof and siding (2025). No PolyB plumbing. This home has been very well cared for and offers exceptional value, making it an excellent choice for a family home! Call your realtor today to schedule a private viewing!

Built in 2015

Essential Information

MLS® #	A2203545
Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,944
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	66 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T8

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, Paved
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Built-in Features
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Built-In Range, Gas Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard, Courtyard
Lot Description	Back Yard, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Homecare Realty Ltd.
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