

# \$950,000 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2217542

## \$950,000

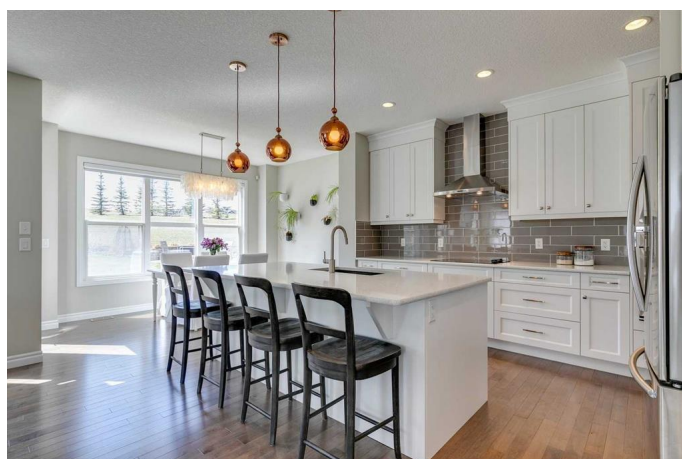
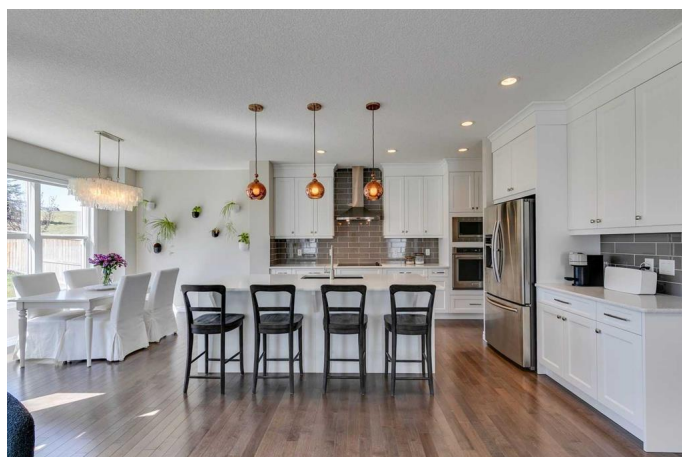
3 Bedroom, 3.00 Bathroom, 2,506 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill - 43 Nolancrest Manor NW:

Welcome to this immaculately maintained, original-owner home in the heart of Nolan Hill, built by Trico Homes and offering over 2,500 sq ft of thoughtfully designed living space. This upgraded 2-storey home features 3 bedrooms, 2.5 bathrooms, and an attached double car garage - perfect for families seeking space, comfort, and style. The bright and open main floor showcases beautiful hardwood flooring, a designer island kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), and a spacious walk-through pantry. Enjoy meals in the sunny breakfast nook with direct access to the southwest-facing back deck. A bright and open living room with a modern gas fireplace, a den with dual sliding pocket doors, a powder room, a roomy front entry, and a mudroom complete the main level. Upstairs, the primary suite offers a peaceful retreat with dual doors, southwest windows, a large walk-in closet, and a luxurious 5-piece ensuite featuring a soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with tray ceiling, upper-level laundry with linen storage and direct access to the primary closet, and a full 4-piece bathroom complete this level. The unspoiled basement includes a bathroom rough-in and is ready for your custom development. Builder and homeowner upgrades include: central A/C, a water



softener, a central vacuum system, Gemstone exterior lighting, and new shingles and siding. The fully fenced southwest backyard backs onto a green space and pathway, and is a low-maintenance oasis - enjoy the deck and stone patio with a cozy fire pit perfect for entertaining or relaxing. There is also plenty of open space for kids or pets to play, a shed, and raised garden beds for growing flowers or vegetables. Located in a quiet and family-friendly neighbourhood close to parks, schools, shopping, and transit. Nolan Hill is the proposed future site of three potential schools: an Elementary School, a Middle School, and a Catholic K-9 School, which is scheduled to break ground this June. This home is truly move-in ready and shows pride of ownership throughout. Call for more info!

Built in 2016

### Essential Information

MLS® #	A2217542
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,506
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Nolancrest Manor Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0V7

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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