

# \$720,000 - 66 Nolancrest Circle Nw, Calgary

MLS® #A2203545

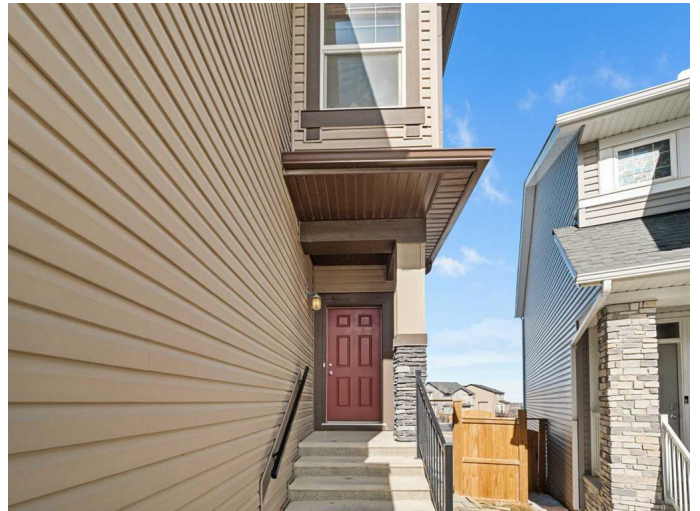
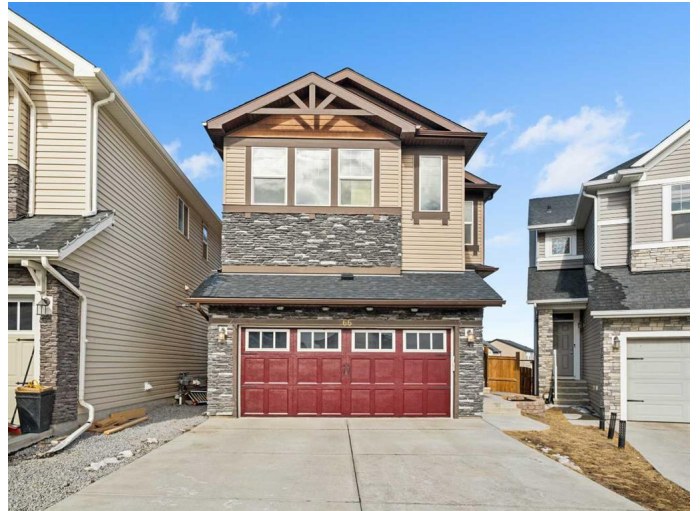
## \$720,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 2-story home in the highly sought-after community of Nolan Hill, offering 1,944 sq. ft. of thoughtfully designed living space. This bright and open floor plan features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. A WALKOUT BASEMENT adds incredible potential and versatility to the home. Enjoy numerous upgrades, including: professionally landscaped backyard (\$35,000 value), Enlarged double garage for extra storage and convenience, ? Full railing staircase for a modern touch, Upgraded kitchen with an enlarged island, granite countertops, and natural gas stove—ideal for home chefs, 9-foot ceilings and hardwood flooring throughout the main floor, Recently replaced microwave (\$700 value) and new roof for added peace of mind. The kitchen opens to a spacious dining nook with direct access to a well-crafted patio, ideal for enjoying the beautifully landscaped backyard. Upstairs, the large primary bedroom features a luxurious ensuite complete with a double soaker tub, separate shower, dual vanities, and a walk-in closet. The upper level also includes two additional generously sized bedrooms, a convenient laundry room, a versatile den, and a huge bonus room—perfect for a home office, playroom, or entertainment space. Located just a short drive from Shaganappi and Sarcee Trails, and close to shopping centers, schools, and recreation facilities. Call your REALTOR®



today to book a private showing and experience all this exceptional home has to offer!

Built in 2015

### **Essential Information**

MLS® #	A2203545
Price	\$720,000
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	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
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Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener
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, Courtyard, Garden, Private Yard
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	49
Zoning	R-G

## Listing Details

Listing Office	Homecare Realty Ltd.
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