

\$835,000 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2256425

\$835,000

3 Bedroom, 3.00 Bathroom, 2,506 sqft
Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill â€“ 43 Nolancrest Manor NW:
Welcome to this beautifully maintained, original-owner home in the desirable community of Nolan Hill. Built by Trico Homes, this upgraded 2-storey offers over 2,500 sq ft of functional and stylish living space with 3 bedrooms, 2.5 bathrooms, and an attached double garage - ideal for your growing family. The open-concept main floor features hardwood flooring, a chef-inspired kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), plus a walk-through pantry for added convenience. The sunny breakfast nook offers direct access to the southwest-facing deck, while a sleek gas fireplace adds an inviting touch to the living room. Completing the main level are a private den with dual sliding pocket doors, a powder room, a front foyer, and a mudroom with built-ins. Upstairs, the primary bedroom impresses with double door entry, southwest-facing windows, a spacious walk-in closet, and a spa-like 5-piece ensuite with soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with a tray ceiling, upper laundry with linen storage and direct access to the primary closet, and a 4-piece main bath complete this floor. The unspoiled lower level includes a bathroom rough-in and awaits your personal design. Notable upgrades include central A/C, water softener, central vacuum



system, Gemstone exterior lighting, and recently replaced shingles and siding. The fully landscaped backyard backs onto a green space and pathway, creating a private, low-maintenance retreat complete with a deck, stone patio, fire pit, shed, raised garden beds, and plenty of room for children or pets to play. Perfectly located on a quiet street within minutes of playgrounds, soccer fields, shopping, transit, and schools with two new schools currently under construction, an Elementary School, and a Catholic K‑9 School as well as a third proposed Middle School. This location is ideal for school-aged families, providing walkability and accessibility to all 3 future school sites while avoiding pick-up/drop-off congestion. This property combines comfort, convenience, and lasting value. Pride of ownership is evident throughout, making this a true move-in-ready home. Book your private showing today!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2256425 |
| Price | \$835,000 |
| 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 | September 12th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office CIR Realty

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