# 16 Nolancrest Green NW

Calgary | Active | MLS® A2347480

**$749,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2014** | **2,195.61 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

Welcome to 16 Nolancrest Green NW, a beautifully situated 3-bedroom, 2.5-bathroom home in the desirable northwest community of Nolan Hill. Designed with comfort and functionality in mind, this home offers a bright and inviting layout with excellent space for both everyday living and entertaining.

The main floor features a welcoming living area highlighted by a cozy fireplace, creating the perfect space to relax with family or entertain guests. The kitchen and dining area flow seamlessly into the living space, while large windows bring in plenty of natural light.

Upstairs, you'll find three well-sized bedrooms along with a spacious bonus room, ideal for a family room, home office, play area, or media space. The primary bedroom offers a comfortable retreat, while the additional bedrooms provide great flexibility for family or guests.

Step outside to enjoy the fully fenced backyard complete with a deck, offering a private outdoor space for summer barbecues, relaxing evenings, kids, or pets. A double attached garage provides convenient parking along with additional storage space.

Located close to parks, pathways, playgrounds, shopping, restaurants, schools, and everyday amenities, with convenient access to Stoney Trail and major roadways, this home combines comfort with an excellent northwest Calgary location.

Don't miss your opportunity to make 16 Nolancrest Green NW your new home. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2347480 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2014 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,195.61 sq. ft. |
| **Main Level Finished Area:** | 948.68 sq. ft. |
| **Upper Level Finished Area:** | 1,246.93 sq. ft. |
| **Below Grade Finished Area:** | 893.07 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,122 sq. ft. |
| **Lot Frontage:** | 29'11½" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2014 (Age: 12) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1413244 |
| **Heating:** | Central |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Upper Level |
| **HOA Fee:** | $105.00 |
| **City Quadrant:** | Northwest |
| **Community:** | Nolan Hill |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Dining Room · 12' × 10'1" · |
| **Main Floor** | Kitchen · 18'8" × 13'10" · |
| **Main Floor** | Living Room · 16' × 12'11" · |
| **2nd Floor** | Bedroom - Primary · 16'4" × 13' · |
| **2nd Floor** | Bedroom · 10'9" × 10'1" · |
| **2nd Floor** | Bedroom · 10'9" × 10'2" · |

| | |
|---|---|
| **2nd Floor** | Bonus Room · 17'11" × 16'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Granite Counters, Kitchen Island |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Front Yard, No Back Lane, Rectangular Lot, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 24, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-nolancrest-green-nw-calgary-a2347480/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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