221 Nolancrest Circle NW

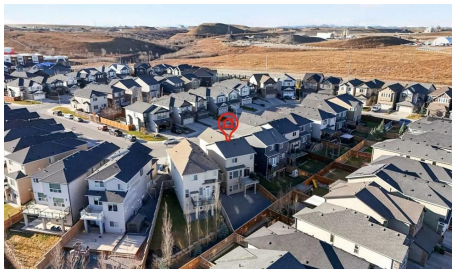
Calgary | Active | MLS® A2358561

$674,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**2,064.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Here in the popular family community of Nolan Hill is where you'll find your next home…in this beautifully upgraded two storey walkout tucked away on this quiet crescent just minutes to neighbourhood parks & 2 future schools. Original owners of this Morrison Homes beauty, which enjoys engineered hardwood floors & quartz countertops, total of 3 bedrooms + bonus room, gorgeous designer kitchen with stainless steel appliances & relaxing central air to keep you cool on those hot summer days & nights! Complemented by expansive 9ft ceilings & natural light, you'll just love the open concept flow of the main floor with its bright & airy living room with stone-facing gas fireplace, spacious dining room with access onto the rear balcony & the sleek upgraded kitchen with large centre island & walkthrough pantry, glistening tile backsplash & the appliances include a Samsung fridge, chimney hoodfan & KitchenAid gas stove/convection oven. Head on upstairs to 3 fantastic bedrooms & 2 full bathrooms; the primary bedroom has a walk-in closet & ensuite with quartz-topped double vanities, separate shower & soaker tub. Between the bedrooms is a great-sized bonus room…the perfect space for your home office or media room. The unspoiled walkout level…with roughed-in plumbing for another bathroom, offers terrific potential for future living space & has a covered patio in the fenced backyard. Handy 2nd floor laundry with wire shelving & LG steam washer & dryer. Additional features include roughed-in radon detector, natural gas BBQ line on the balcony, finished garage with overhead storage & tire racks, Hunter Douglas blinds & low-maintenance landscaping…front & back. There are 2 new schools coming to Nolan Hill: K-9 Catholic - under construction & slated for Sept 2027 opening, & K-4 Public - slated for 2029-2030 - which is within walking distance. A truly dynamite home ready & waiting for a new family to make it their own, only minutes to area shopping (Sage Hill Quarter, Beacon Hill & Sage Hill Crossing) & quick easy access to Shaganappi/Sarcee/Stoney Trails to take you to the airport, University of Calgary, hospitals, Cross Iron Mills, downtown & beyond!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358561
Bedrooms	3
Bathrooms	3
Year Built	2018
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:	2,064.63 sq. ft.
Main Level Finished Area:	827.07 sq. ft.
Upper Level Finished Area:	1,237.56 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,638 sq. ft.
Lot Frontage:	25'11"
Front Exposure:	Southwest
Unit Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2018 (Age: 8)
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:	1510378
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
Builder:	Morrison

New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$100.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Park
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	tire racks in garage
Restrictions:	None Known
Main Floor	Living Room · 15'4" × 12'11" ·
Main Floor	Dining Room · 13'3" × 10'1" ·
Main Floor	Kitchen · 15'2" × 9'7" ·

Upper Level	Bedroom - Primary · 15'1" × 12'8" ·
Upper Level	Bedroom · 18' × 8'10" ·
Upper Level	Bedroom · 18' × 8'9" ·
Upper Level	Bonus Room · 15'2" × 13' ·
Upper Level	Laundry · 7'4" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot, Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/221-nolancrest-circle-nw-calgary-a2358561/

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