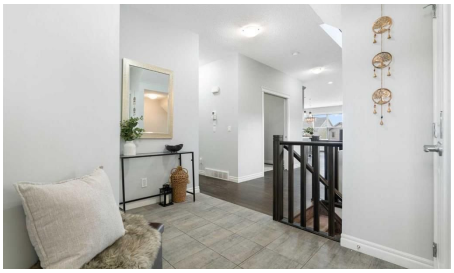
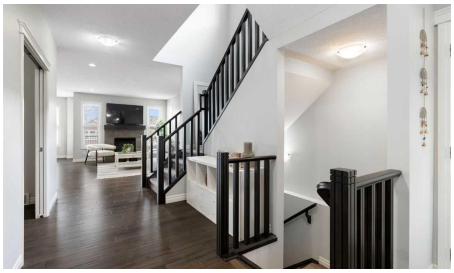
232 Nolancrest Heights NW

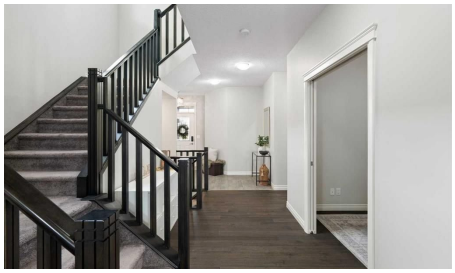
Calgary | Active | MLS® A2350768

$919,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2017**	**2,533.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Open House, Saturday November 7, Noon-2pm…Hello, Gorgeous! Two full kitchens, one walkout, and a park across the street: welcome to 232 Nolancrest Heights NW in Nolan Hill. This fully developed home offers more than 3,500 square feet of total developed living space, with 2,534 square feet above grade (RMS), five bedrooms and three and a half bathrooms, and the walkout level has just been finished as an illegal suite.

That lower level is the news. The illegal suite has a brand new kitchen with a refrigerator and stove, two bedrooms, a full bathroom, its own laundry and a living area that opens at grade to the yard.

On the main floor, the kitchen, dining and living areas flow together around a gas fireplace, with a walk through pantry, a private office, a mudroom and a double attached garage keeping daily life organized. Upstairs, a generous bonus room sits between the primary bedroom and two more bedrooms. The primary has a large walk in closet and a five piece ensuite with dual vanities, a soaker tub and a separate shower, and the upper laundry is steps away.

Then there is the setting. The home faces an expansive park and green space, with pathways out front and a walking path along the back. A new kindergarten to grade 9 school is under construction just down the street, and shopping, restaurants, Shaganappi Trail, Sarcee Trail and Stoney Trail are all close by.

A home this complete, in a location this connected, is rare. Book your private showing today. Please note the illegal suite is not registered with the City of Calgary's Secondary Suite Registry, and buyers should make their own inquiries with the City regarding permits and permitted use.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350768
Bedrooms	5
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,533.81 sq. ft.
Main Level Finished Area:	1,085.5 sq. ft.
Upper Level Finished Area:	1,448.3 sq. ft.
Below Grade Finished Area:	995.76 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,068 sq. ft.
Lot Frontage:	34'¼"
Front Exposure:	South
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2017 (Age: 9)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1413244
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete

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:	Family Room, Gas, Mantle, Tile
Garage:	Yes
Garage Spaces:	4
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$100.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Built-In Speakers, Dryer, TV Wall Mounts x 3, Washer, Refrigerator, Electric Stove
Restrictions:	See Remarks
Main Floor	Dining Room · 39'9" × 26'7" ·
Main Floor	Foyer · 36'5" × 33'9" ·
Main Floor	Kitchen · 46'7" × 42'8" ·

Main Floor	Living Room · 57'5" × 36'5" ·
Main Floor	Office · 29'10" × 23' ·
Main Floor	Pantry · 30'6" × 17'9" ·
2nd Floor	Bedroom · 43' × 30'10" ·
2nd Floor	Bedroom · 43' × 30'10" ·
2nd Floor	Family Room · 62' × 61'8" ·
2nd Floor	Laundry · 35'5" × 16'9" ·
2nd Floor	Bedroom - Primary · 56'5" × 45'11" ·
2nd Floor	Walk-In Closet · 35'5" × 29'10" ·
Basement	Bedroom · 59'5" × 41' ·
Basement	Bedroom · 38'9" × 29'10" ·
Basement	Game Room · 55'9" × 49'6" ·
Basement	Furnace/Utility Room · 41' × 27'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby
Interior Features:	Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Exterior Features:	Other, Playground
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/232-nolancrest-heights-nw-calgary-a2350768/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.