296 Nolancrest Heights NW

Calgary | Active | MLS® A2349693

$850,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2017**	**2,434.2 sq. ft.**

Your next move starts with a conversation.

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Listed by URBAN-REALTY.ca

A closer look

Welcome to 296 Nolancrest Heights NW, an impressive original-owner home offering 6 bedrooms, 3.5 bathrooms, and over 3,200 sqft of beautifully developed living space in the desirable community of Nolan Hill. Thoughtfully designed for a growing or multigenerational family, this spacious home combines comfort, functionality, and flexibility across three fully developed levels. Recent improvements include NEW CARPET throughout the upper level and NEW SHINGLES/ROOF installed in 2026, while CENTRAL A/C keeps the home comfortable throughout the warmer months. The bright and inviting main floor features an open-concept kitchen, dining, and living area designed for both everyday living and entertaining. Generous windows bring in an abundance of natural light, creating a warm and welcoming atmosphere with plenty of space for family gatherings, hosting guests, or working from home. Upstairs, the spacious primary retreat offers a private ensuite and customized walk-in closet, complemented by good sized secondary bedrooms and additional family living space. The fully finished basement further expands the home's versatility with additional bedrooms, a full bathroom, and a generous recreation area - ideal for teenagers, overnight guests or extended family. With 6 bedrooms, 3.5 bathrooms, and more than 3,200 sqft of developed living space, there is room for everyone without compromising on privacy or functionality. Located in family-friendly Nolan Hill, the home is conveniently situated near parks, playgrounds, pathways, shopping, restaurants, and everyday amenities, with a new Catholic K-9 school scheduled to open in Fall 2027. Convenient access to Sarcee Trail, Shaganappi Trail, and Stoney Trail makes travelling throughout the city easy. Offering exceptional space, thoughtful updates, and a versatile floor plan in a sought-after NW Calgary community, this home is a gem. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349693
Bedrooms	6
Bathrooms	4
Year Built	2017
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:	2,434.2 sq. ft.
Main Level Finished Area:	1,022.6 sq. ft.
Upper Level Finished Area:	1,411.6 sq. ft.
Below Grade Finished Area:	782.4 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,079 sq. ft.
Lot Frontage:	34'2"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2017 (Age: 9)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
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, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Asphalt, Stone, Vinyl Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Playground
Appliances:	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Laundry · 7'4" × 6'1" ·
Main Floor	Mud Room · 7'5" × 5'5" ·
Main Floor	Pantry · 5'4" × 5'2" ·
Main Floor	Entrance · 8'8" × 5'6" ·
Main Floor	Den · 11'3" × 9' ·
Main Floor	Living Room · 15'6" × 12' ·

Main Floor	Kitchen · 15' × 12'11" ·
Main Floor	Dining Room · 12'11" × 8'10" ·
Main Floor	Balcony · 13'7" × 9'8" ·
2nd Floor	Bedroom - Primary · 15'6" × 11'11" ·
2nd Floor	Walk-In Closet · 7' × 6'4" ·
2nd Floor	Walk-In Closet · 6'4" × 5'4" ·
2nd Floor	Bedroom · 11'8" × 9'8" ·
2nd Floor	Walk-In Closet · 4'8" × 4'2" ·
2nd Floor	Bedroom · 11'4" × 9'8" ·
2nd Floor	Walk-In Closet · 4'8" × 4'2" ·
2nd Floor	Bonus Room · 18'11" × 10'5" ·
2nd Floor	Bedroom · 10'11" × 10'6" ·
Lower Level	Furnace/Utility Room · 12'5" × 12' ·
Lower Level	Bedroom · 12'6" × 11'7" ·
Lower Level	Bedroom · 11'6" × 10' ·
Lower Level	Walk-In Closet · 5'6" × 3'3" ·
Lower Level	Game Room · 20'10" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/296-nolancrest-heights-nw-calgary-a2349693/

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