87 Nolancrest Circle NW

Calgary | Active | MLS® A2349067

$839,990









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2017**	**2,254 sq. ft.**

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Listed by URBAN-REALTY.ca

A closer look

Welcome to this beautifully updated 2-storey home in the sought-after NW community of Nolan Hill, offering a spacious and functional layout with modern finishes throughout, a fully developed basement with separate side entrance, double attached garage, and fully fenced backyard. The bright, open concept main floor features wide plank flooring, recessed lighting, and an abundance of natural light. At the heart of the home is a beautifully designed kitchen featuring stylish two-tone cabinetry, stone countertops, hexagon tile backsplash, stainless steel appliances, a large walk-through butler's pantry, and an oversized central island with undermount sink and generous breakfast-bar seating. The kitchen flows seamlessly into the spacious dining area with large windows and direct access to the rear deck, while the adjacent living room is centred around a beautiful brick fireplace feature wall. An additional flex living space is ideal as a sitting area, home office, or additional entertaining space, while a convenient 2pc bathroom completes the main level. Upstairs, the spacious primary bedroom features a private ensuite with an extended stone dual vanity, ample cabinetry, deep soaker tub, separate glass-enclosed shower, and adjoining walk-in closet with generous storage. Additional good sized bedrooms are complemented by another full bathroom with a stone vanity and tub/shower combo. The spacious bonus room provides the perfect setting for movie nights, a family lounge, or home office, while dedicated upper-level laundry adds everyday convenience. The fully developed basement further expands the home's versatility with a bright modern kitchen featuring glossy white cabinetry, black hardware, tile backsplash, stainless steel appliances, recessed lighting, and durable plank flooring. A dedicated dining area sits beside the kitchen, while the spacious family/rec room provides plenty of room for relaxing and entertaining. The lower level also includes additional 2 bedrooms, a beautifully finished full bathroom with modern black fixtures and marble-look tile, plus its own stacked washer and dryer. A separate exterior entrance provides convenient independent access to the lower level and additional flexibility. Outside, enjoy a raised rear deck overlooking the fully fenced backyard with plenty of lawn space for children, pets, gardening, or summer entertaining. The double attached garage offers excellent parking and an impressive amount of additional storage with overhead storage platforms and shelving. Combining contemporary finishes, multiple living areas, an upper bonus room, A Developed 2 Bedroom/1 Full Bathroom LEGAL BASEMENT SUITE in the lower level, generous storage, and a private backyard, this Nolan Hill home offers exceptional space and versatility for today's lifestyle. Book your private showing today! *All furniture in the basement are for Sale and Negotiable!*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349067
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:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,254 sq. ft.
Main Level Finished Area:	1,012 sq. ft.
Upper Level Finished Area:	1,242 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,487 sq. ft.
Lot Frontage:	31'2"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
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:	1510378
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
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:	Brick Facing, Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	See Remarks
Inclusions:	HoodFan, Oven-Microwave X2, Refrigerator X2, Stove-Electric X2, Dishwasher-Built-In, Washer X2, , Dryer X2, Garage Control, Garage Opener, Elliptical Machine, Central AC
Restrictions:	None Known
Main Floor	Mud Room · 8'9" × 5'3" ·

Main Floor	Pantry · 5'11" × 5'3" ·
Main Floor	Pantry · 6' × 3'2" ·
Main Floor	Kitchen · 13'5" × 12'11" ·
Main Floor	Flex Space · 10'11" × 10'1" ·
Main Floor	Entrance · 11'3" × 4'5" ·
Main Floor	Dining Room · 13'5" × 10' ·
Main Floor	Living Room · 15'2" × 12'11" ·
Upper Level	Bonus Room · 14'3" × 13'4" ·
Upper Level	Laundry · 8'3" × 6'11" ·
Upper Level	Walk-In Closet · 6'9" × 4'8" ·
Upper Level	Bedroom · 11'11" × 10'6" ·
Upper Level	Walk-In Closet · 8'4" × 5' ·
Upper Level	Walk-In Closet · 9'8" × 8'4" ·
Upper Level	Bedroom - Primary · 12'11" × 12'11" ·
Upper Level	Bedroom · 12'1" × 11'11" ·
Upper Level	Office · 7'3" × 4'10" ·
Basement	Bedroom · 9'5" × 8'2" ·
Basement	Bedroom · 9'6" × 9'5" ·
Basement	Living Room · 13' × 12' ·
Basement	Laundry · 4'7" × 2'10" ·
Basement	Storage · 3'9" × 3'1" ·
Basement	Dining Room · 9'9" × 7'7" ·
Basement	Kitchen · 10'7" × 7'11" ·
Basement	Furnace/Utility Room · 12'4" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-nolancrest-circle-nw-calgary-a2349067/

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