# \$725,000 - 66 Nolancrest Circle Nw, Calgary

MLS® #A2224368

#### \$725,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this well maintained 2-story home in the highly sought-after community of Nolan Hill, offering 1,944 sq. ft. of thoughtfully designed living space. This bright and open floor plan features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. A WALKOUT BASEMENT adds incredible potential and versatility to the home. Enjoy numerous upgrades, including: professionally landscaped backyard (\$35,000 value), new professionally painted walls, new carpets, enlarged double garage for extra storage and convenience, full railing staircase for a modern touch, upgraded kitchen with an enlarged island, granite countertops, and natural gas stoveâ€"ideal for home chefs, 9-foot ceilings and hardwood flooring throughout the main floor, recently replaced microwave and new roof for added peace of mind. The kitchen opens to a spacious dining nook with direct access to a well-crafted patio, ideal for enjoying the beautifully landscaped backyard. Upstairs, the large primary bedroom features a luxurious ensuite complete with separate shower, dual vanities, and a walk-in closet. The upper level also includes two additional generously sized bedrooms, a convenient laundry room, a versatile den, and a huge bonus roomâ€"perfect for a home office, playroom, or entertainment space. Located just a short drive from Shaganappi and Sarcee Trails, and close to shopping centers, schools, and recreation facilities. Call your REALTOR®







today to book a private showing and experience all this exceptional home has to offer!

Built in 2015

#### **Essential Information**

| MLS® #         | A2224368    |
|----------------|-------------|
| Price          | \$725,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,944       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

| Address     | 66 Nolancrest Circle Nw |
|-------------|-------------------------|
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0T8                 |
|             |                         |

#### Amenities

| Parking Spaces | 6  |
|----------------|--|
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, Paved |
| # of Garages   | 2  |

- Interior
- Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

| Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Built-In Range |
|--|
| Fireplace(s), Forced Air, Natural Gas  |
| None   |
| Yes  |
| 1  |
| Gas  |
| Yes  |
| Full, Unfinished, Walk-Out   |
|  |
| Balcony, Courtyard, Garden, Private Yard   |
| Back Yard, Garden, Low Maintenance Landscape   |
| Asphalt Shingle  |
| Stone, Vinyl Siding, Wood Frame  |
|  |

Foundation Poured Concrete

## **Additional Information**

| Date Listed    | May 24th, 2025 |
|----------------|----------------|
| Days on Market | 35             |
| Zoning         | R-G            |

### **Listing Details**

Listing Office Homecare Realty Ltd.

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