

# \$720,000 - 66 Nolancrest Circle Nw, Calgary

MLS® #A2203545

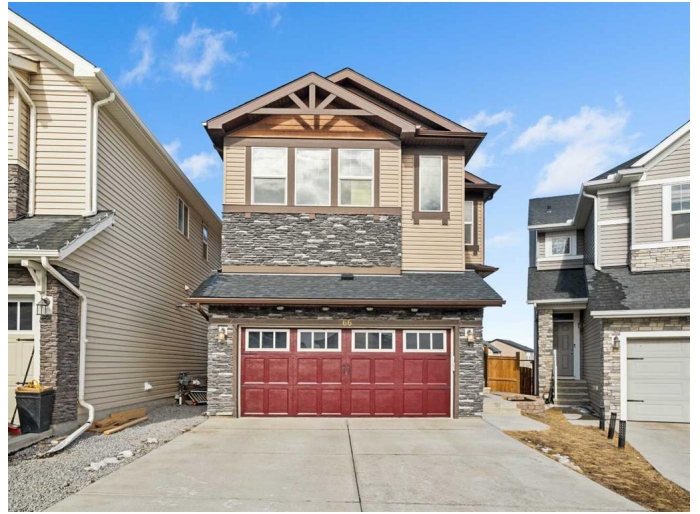
## \$720,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully 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), 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 (\$700 value) 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 a double soaker tub, 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® #         | A2203545    |
| Price          | \$720,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,944       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | 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) |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener |
| Heating         | Fireplace(s), Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Garden, Private Yard     |
| Lot Description   | Back Yard, Garden, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 51               |
| Zoning         | R-G              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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