

\$774,900 - 313 Nolancrest Circle Nw, Calgary

MLS® #A2242747

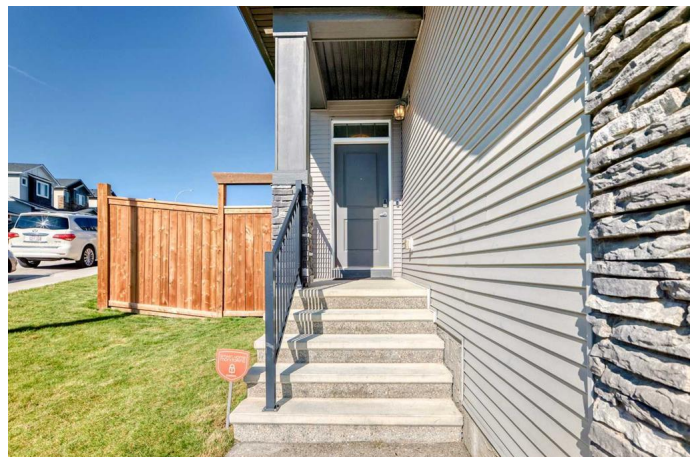
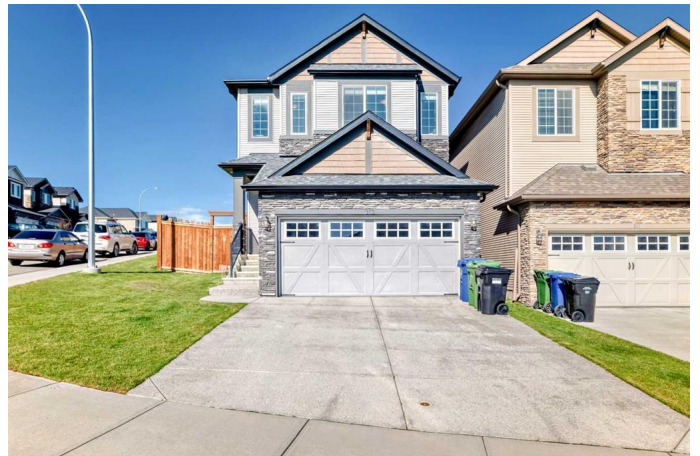
\$774,900

3 Bedroom, 3.00 Bathroom, 2,282 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the vibrant, family-friendly community of Nolan Hill, offering just under 2,300 sqft of living space with a spacious undeveloped basement ready for your future plans. Situated on a desirable corner lot, this home features engineered hardwood flooring, a sandblasted concrete driveway, central air conditioning, and a radon mitigation system. Inside, you'll find elegant bullnose corners, abundant natural lighting throughout, and a modern kitchen complete with a stunning granite countertop—perfect for everyday living and entertaining. All three generously sized bedrooms offer their own walk-in closets, providing ample storage and a touch of luxury for every family member. The home also boasts a very spacious backyard, ideal for outdoor activities, gardening, or future landscaping dreams. Recent 2025 upgrades include a brand-new roof, new back siding, and new gutters and eavestroughs—ensuring peace of mind for years to come. Nolan Hill is known for its scenic walking paths, parks, and architectural charm, and offers easy access to top shopping destinations like Beacon Hill Centre, Sage Hill Crossing, and Creekside Shopping Centre, with everything from Costco and restaurants to fitness centres just minutes away. Families will love the nearby playgrounds, schools, and the newly developed Nolan Hill Storm Pond Park, while commuters benefit from quick connections to Stoney Trail and Shaganappi Trail. This home



combines thoughtful upgrades, an ideal location, and strong community appeal—perfect for families or anyone looking to settle in one of Northwest Calgary’s most sought-after neighbourhoods.

Built in 2015

Essential Information

MLS® #	A2242747
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	313 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings,
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	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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