

# \$950,000 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2217542

## \$950,000

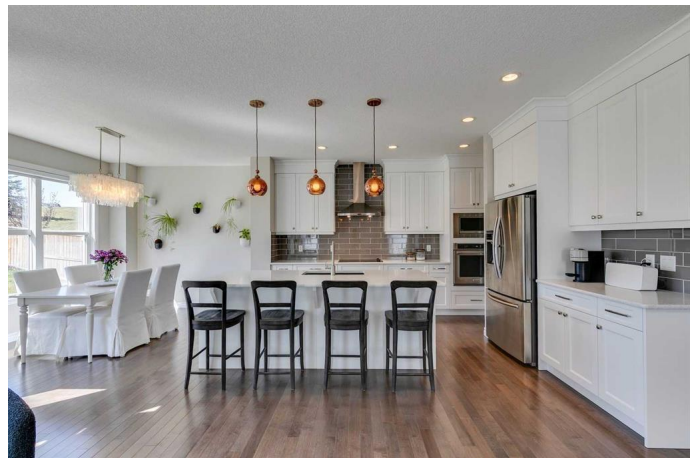
3 Bedroom, 3.00 Bathroom, 2,506 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill - 43 Nolancrest Manor NW:

Welcome to this immaculately maintained, original-owner home in the heart of Nolan Hill, built by Trico Homes and offering over 2,500 sq ft of thoughtfully designed living space. This upgraded 2-storey home features 3 bedrooms, 2.5 bathrooms, and an attached double car garage - perfect for families seeking space, comfort, and style. The bright and open main floor showcases beautiful hardwood flooring, a designer island kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), and a spacious walk-through pantry. Enjoy meals in the sunny breakfast nook with direct access to the southwest-facing back deck. A bright and open living room with a modern gas fireplace, a den with dual sliding pocket doors, a powder room, a roomy front entry, and a mudroom complete the main level. Upstairs, the primary suite offers a peaceful retreat with dual doors, southwest windows, a large walk-in closet, and a luxurious 5-piece ensuite featuring a soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with tray ceiling, upper-level laundry with linen storage and direct access to the primary closet, and a full 4-piece bathroom complete this level. The unspoiled basement includes a bathroom rough-in and is ready for your custom development. Builder and homeowner upgrades include: central A/C, a water



softener, a central vacuum system, Gemstone exterior lighting, and new shingles and siding. The fully fenced southwest backyard backs onto a green space and pathway, and is a low-maintenance oasis - enjoy the deck and stone patio with a cozy fire pit perfect for entertaining or relaxing. There is also plenty of open space for kids or pets to play, a shed, and raised garden beds for growing flowers or vegetables. Located in a quiet and family-friendly neighbourhood close to parks, schools, shopping, and transit. Nolan Hill is the proposed future site of three potential schools: an Elementary School, a Middle School, and a Catholic K&#9 School, which is scheduled to break ground this June. This home is truly move-in ready and shows pride of ownership throughout. Call for more info!

Built in 2016

### Essential Information

MLS® #	A2217542
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,506
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Nolancrest Manor Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0V7

### Amenities

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

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.