

**43 Nolancrest Manor NW
Calgary, Alberta**
MLS # A2261727


\$820,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lawn, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: (2) Central Air Conditioner, Shed, (2) TV Mounts, Alarm System, Peg Board in Upstairs Bedroom/office

*** OPEN HOUSE SATURDAY, OCTOBER 4TH (2-4PM) *** Welcome to 43 Nolancrest Manor NW in the vibrant community of Nolan Hill—a perfect home for families looking for comfort, space, and a true sense of community. With over 2,500 sq ft of thoughtfully designed living space, this beautifully maintained, original-owner Trico Homes 2-storey is ready for your family to move right in. Step inside to a bright, open main floor with gleaming hardwood floors and a spacious front entry—ideal for busy mornings. The chef-inspired kitchen features a large island, quartz countertops, sleek white cabinetry, stainless steel appliances, and a walk-through pantry for easy grocery drop-offs. The sunny dining area opens to a southwest-facing deck, while the living room with a cozy gas fireplace sets the stage for family gatherings. A versatile den with dual sliding doors makes the perfect home office or homework space room, and powder room plus a mudroom complete this functional main level. Upstairs, the primary suite is a true retreat, with dual doors, a generous walk-in closet, and a spa-like ensuite featuring dual sinks, a soaker tub, and an oversized glass shower. Two more spacious bedrooms, a central bonus room (perfect for family hangouts or a kids’ playroom), upper-level laundry with extra storage, and a full 4-piece bathroom provide comfort and convenience for the whole family. The unfinished basement offers endless possibilities—whether you dream of a rec room, home gym, or teen space. Outside, the fenced southwest backyard is made for family fun: a deck and stone patio with fire pit, plenty of play space for kids and pets, raised garden beds, and direct access to green space and pathways. Also, there is direct access to the playground from the backyard! Upgrades include central A/C, water softener, central vacuum, gemstone lighting,

plus newer siding and shingles for peace of mind. Located on a quiet street in Nolan Hill, your family will love being close to parks, pathways, shopping such as T&T, Walmart, Shopper's Drug Mart, Costco, Sobey's, Co-op, YMCA is 15 minutes away. Transit, and future schools—including a new Catholic K‐9 School breaking ground soon. This is more than just a house—it's a place your family can call home.