

320 Nolancrest Circle NW  
Calgary, Alberta

MLS # A2268286



\$799,000

|           |                                                    |        |                  |
|-----------|----------------------------------------------------|--------|------------------|
| Division: | Nolan Hill                                         |        |                  |
| Type:     | Residential/House                                  |        |                  |
| Style:    | 2 Storey                                           |        |                  |
| Size:     | 2,008 sq.ft.                                       | Age:   | 2016 (9 yrs old) |
| Beds:     | 6                                                  | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached                             |        |                  |
| Lot Size: | 0.10 Acre                                          |        |                  |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Rectangular Lot |        |                  |

|             |                                                              |            |     |
|-------------|--------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace Insert, Forced Air                                 | Water:     | -   |
| Floors:     | Carpet, Vinyl                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | -   |
| Basement:   | Full                                                         | LLD:       | -   |
| Exterior:   | Concrete, Other, Vinyl Siding                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                              | Utilities: | -   |
| Features:   | Chandelier, Kitchen Island, No Smoking Home, Quartz Counters |            |     |

Inclusions: N/A

Beautiful 4-bedroom home with a developed 2-bedroom basement in vibrant Nolan Hill! Situated on a corner lot, this gem features hardwood floors, A/C, granite kitchen, and a main-floor den. All bedrooms have walk-in closets. Enjoy a spacious backyard and a modern layout perfect for family living or rental income. Close to parks, schools, Costco, and major shopping centres with quick access to Stoney & Shaganappi Trail. A perfect blend of comfort, location, and value!