

# \$725,000 - 66 Nolancrest Circle Nw, Calgary

MLS® #A2224368

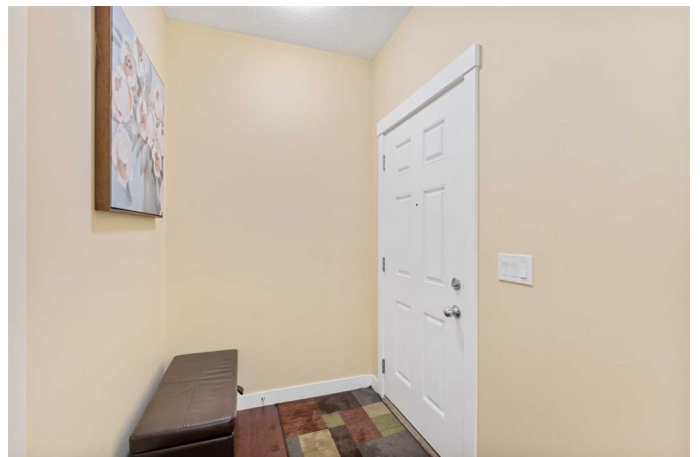
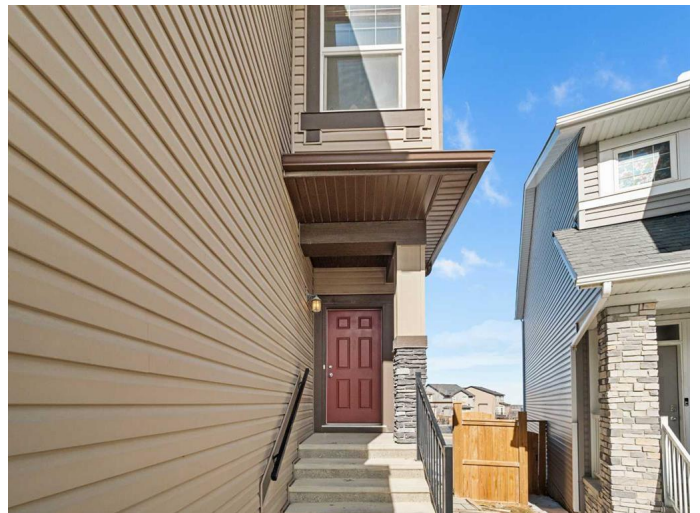
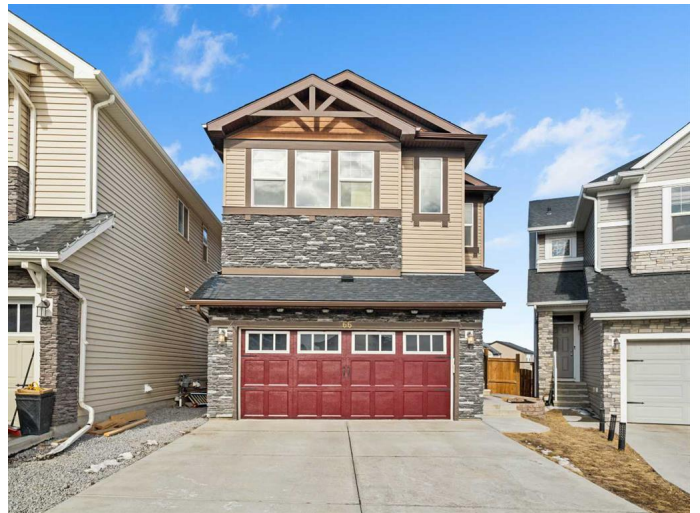
## \$725,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this well 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), new professionally painted walls, new carpets, 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 stove—ideal for home chefs, 9-foot ceilings and hardwood flooring throughout the main floor, recently replaced microwave 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 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 room—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® #         | A2224368    |
| Price          | \$725,000   |
| 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      | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Built-In Range, Built-In Oven, Gas Cooktop |
| 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    | May 24th, 2025 |
| Days on Market | 23             |
| Zoning         | R-G            |

## Listing Details

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

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