

\$549,900 - 117 Nolancrest Common Nw, Calgary

MLS® #A2261447

\$549,900

3 Bedroom, 3.00 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to Carnaby Heights, a highly desirable townhome community in the heart of Nolan Hill. This exceptional townhome offers over 1,500 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, 2 balconies, central A/C, and a rare heated TRIPLE garage with abundant storage. Situated along the inner courtyard of the complex, this home offers a quiet and peaceful location. Inside, you're greeted by a bright and welcoming entryway that leads into the main floor, where oversized windows fill the space with natural light. The gourmet kitchen showcases upgraded stainless steel appliances, quartz countertops, extensive cabinetry with under-cabinet lighting, and a walk-in pantry. An east facing private balcony just off the kitchen is perfect for watching the sunrise, while the spacious dining area seamlessly connects to the sunlit living room. From here, sliding doors open to a west facing second balcony overlooking landscaped green space and a playground, with a natural gas line for a BBQ. Upstairs, the primary suite comfortably fits king-sized furniture and includes a walk-in closet and a well-appointed ensuite with quartz counters, an oversized vanity, designer finishes, and a tub/shower combo. Two additional bedrooms—both generously sized—share a stylish 4-piece bathroom. A large laundry room and a convenient linen closet complete the upper level. There are stunning hunter douglas window coverings throughout the home as



well. The heated triple-car garage, equipped with electric units, offers exceptional storage and is paired with a functional mudroom entry and additional closet space. Set in Nolan Hillâ€™s vibrant, family-friendly community, this home combines comfort and convenience. Enjoy nearby parks, schools, shopping, and quick access to major routesâ€”all surrounded by the areaâ€™s beautiful natural landscapes. (id:6289)

Built in 2015

Essential Information

Listing #	A2261447
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	117 Nolancrest Common Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0Y1

Amenities

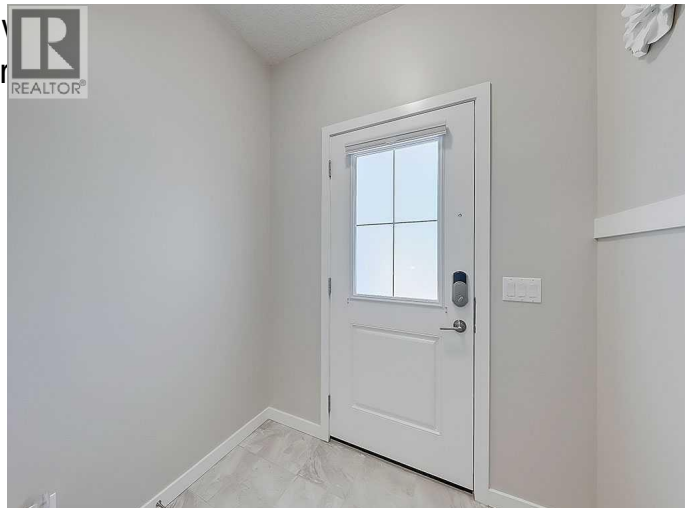
Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	5
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete



Listing Details

Listing Office RE/MAX House of Real Estate



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