

\$724,900 - 325 Nolancrest Circle Nw, Calgary

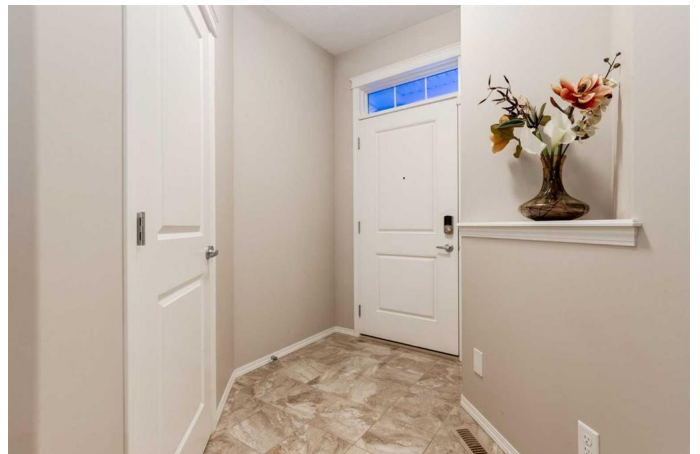
MLS® #A2202811

\$724,900

3 Bedroom, 3.00 Bathroom, 1,842 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

This stunning, air-conditioned 2-storey home offers 1841.63 Sq Ft of developed space and is located on a 3293 Sq Ft lot. Boasting 3 spacious bedrooms, 2 ½ bathrooms, and an attached double-insulated garage, this property is perfect for both comfort and entertaining. As you step through the bright tiled entryway, you'll immediately notice the 9' knockdown ceilings and a neutral color scheme that enhances the open-concept floor plan. The large living room with hardwood flooring is an ideal space for unwinding after a busy day or hosting gatherings with friends and family. The gorgeous 2-way gas fireplace with stone surround and wooden mantle adds a cozy touch to both the living and dining areas. The dining room, with its large windows and easy access to the backyard deck through a patio door, is perfect for family dinners or entertaining guests. The sleek, modern kitchen features stunning mahogany cabinetry, a tile/glass tile backsplash, stainless steel appliances, a built-in microwave, and beautiful quartz countertops. The island includes a breakfast bar for quick meals on-the-go, while the butler's pantry, with the potential for a bar fridge, offers additional storage space. A convenient walk-through pantry leads to the mudroom, complete with a built-in bench, making it easy to drop off bags or unload groceries. A 2-piece bathroom rounds off the main floor. Upstairs, the carpeted stairs with metal and wood railing lead to the second floor, where you'll find a 4-piece bathroom,



a large bonus room with plenty of natural light from big windowsâ€”perfect for movie nights or game marathons with family and friends. The 2nd and 3rd bedrooms are a great size, and there's a laundry room with a linen closet for added convenience. The master bedroom offers a spacious walk-in closet with metal shelving and a luxurious 5-piece En-suite. The En-suite features a soothing soaker tub, a glass standing shower, and dual sinksâ€”ideal for starting your day off right. The undeveloped full basement (829.5 Sq Ft) is a blank canvas, awaiting your creative touch for more living space or additional storage. The west-facing raised backyard is perfect for a garden, and there's plenty of room for children or pets to play. The deck is ideal for BBQs, enjoying the sunshine, watching the sunset, or stargazing on quiet evenings. The Nolan Hill Community Association (NHCA) organizes various programs and events, including community BBQs, sports programs like soccer and ice rink activities, community clean-ups, and events like Halloween and Christmas contests. There are green spaces and pathways to explore. Construction on a K-9 Catholic school begins April 1st on the Nolan Hill Drive Field (as per Community Assoc). The YMCA (Shanes Homes) is a 7 min Drive. Costco and Walmart are 5 min away. Major roads are Shaganappi Trail which leads to Crowchild or Stoney Trail to zip around the City, and Transit makes it easy to commute. This home truly offers everything you need + more. Book your showing today!

Built in 2015

Essential Information

MLS® #	A2202811
Price	\$724,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	325 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Double Sided, Gas, Living Room, Dining Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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