

# \$739,900 - 44 Nolancrest Green Nw, Calgary

MLS® #A2250334

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,313 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

**BEST BUY IN NOLAN HILLS PRICED TO SELL** {Beautiful 4 bedroom Morrison Home in a Great Location! Welcome to this spacious and well cared for 4 bedroom home with a bonus room, offering 2313 sq. ft. of comfortable living space. Priced to sell and move-in ready, this home has been recently painted and features engineered hardwood and tile flooring throughout main level. The open-concept main floor includes a large living room, and flex room- perfect for entertaining family and friends. The walk-through pantry provides convenient access from the kitchen to the garage. Upstairs the primary suite boasts a 5 piece ensuite and walk-in closet, offering a private retreat. Additional bedrooms and bonus space provide plenty of room for the whole family. Enjoy the large backyard in a quiet neighborhood, with quick possession available. Fantastic location: close to schools, shopping and bus routes. Minutes to Beacon Hill, Costco, Walmart and Superstore. This beautiful home offers incredible value in a highly desirable community, do not miss your chance to make it yours! .Open House for public viewing

Built in 2015

## Essential Information

MLS® # A2250334

Price \$739,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,313       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 44 Nolancrest Green Nw |
| Subdivision | Nolan Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0P8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, See Remarks               |
| Appliances        | Dryer, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer |
| Heating           | High Efficiency                                                         |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Gas                                                                     |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Private, See Remarks |
| Roof              | Asphalt              |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 21                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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