

# \$749,999 - 20 Nolancrest Green Nw, Calgary

MLS® #A2240148

**\$749,999**

3 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Well kept executive home situated in a quiet street overseeing the Green Space with Playground / Soccer Field! Hardwood on Main with a Great Room concept (combined Family & Dining Rooms, and kitchen) and a French Door Den. Featuring 9'™ ceiling with knockdown ceiling and multiple pot lights. Good size kitchen with Island & breakfast bar. Granite counter-top with undermount sink, and newer (2024) appliances (Fridge, Dishwasher, Washer, Dryer & Hood Fan), light fixtures & window coverings. Kitchen sliding door to the oversized backyard. 2nd Level with 3 bedrooms, Bonus Room (that could be converted / used as 4th bedroom), and the handy Laundry. Master Bedroom has walk-in closet, Ensuite with Jet-Tub, separate shower & his / her sinks. Basement partially finished with a 3 pc Bath (with Permit), and ample space for Rec / Living Room & Bedroom / storage. Easy access everywhere, & close proximity to transportation / schools / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. \*\* Few hours'™ Notice req'd. \*\*



Built in 2015

## Essential Information

MLS® #                    A2240148

Price                      \$749,999

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,027       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 20 Nolancrest Green Nw |
| Subdivision | Nolan Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0V7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Partially Finished                                                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Other, Playground |
| Lot Description   | Rectangular Lot   |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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