

# **\$519,900 - 177 Nolancrest Common Nw, Calgary**

MLS® #A2232200

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,774 sqft

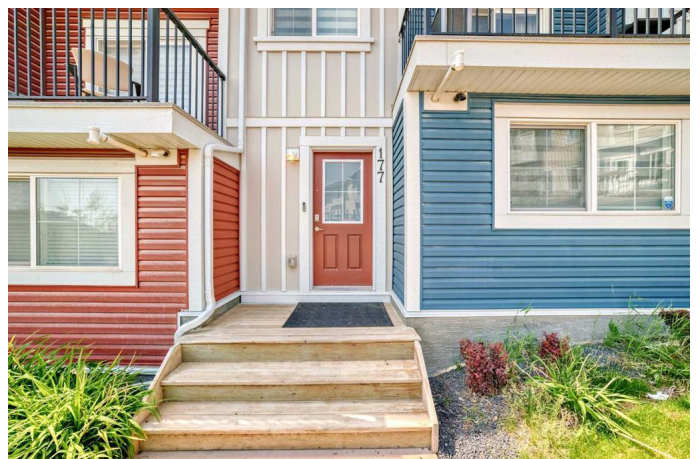
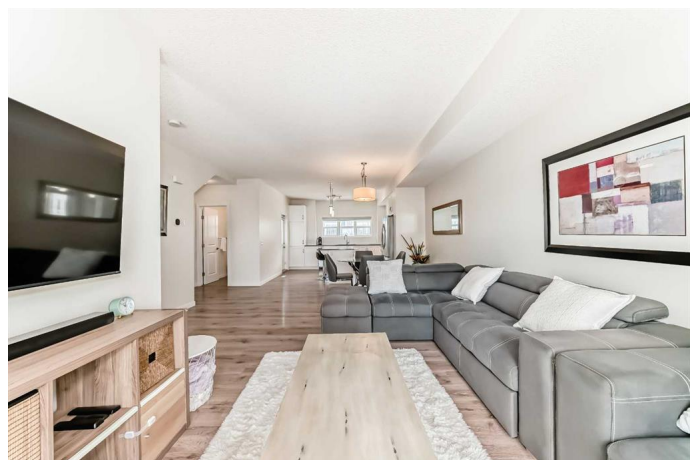
Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE Sunday August 17, 2025

12-2pm. VERY PRICE REDUCTION (OVER \$30000!). PRICED BELOW THE CITY ASSESSMENT AND THE NEIGHBOURHOOD COMPARABLES!

.Jayman-built, very spacious, Former Show Home featuring, 3 Bedrooms, 2 1/2 Bathrooms, AIR CONDITIONED and a HEATED Double ATTACHED garage. On the Main Floor is a Family/Exercise Room. A stairway leads you to the 1st Floor, Open Concept Layout comprising of a Living Room, DEN, Kitchen, Dining and a Guest Bathroom. The 2nd Floor Completes the 2 Storey Set Up, comprising The Master Bedroom with an EnSuite Bathroom and a very Specious Walk-In Closet. There are two other Bedrooms and a Full 4-Piece Bathroom and convenient UPPER FLOOR SIDE BY SIDE WASHER/DRYER. Other Features of this lovely home include 9 FOOT Ceiling on all three Levels. The Master Bedroom overlooks a Children Playground Giving The Parents Peace of Mind, Watching their Children Playing From The Comfort of Their Bedroom. There are Two Balconies in The Home, Another Unusual Feature in Most Townhomes. The Home Was Completely Repainted with An Elegant Off White Colour and All Window Blinds ARE BRAND NEW and recently installed. There are Loads of Value and Upgrades in This Very cozy Home. Excellent Value For Money. But Don't Take My Words For It. Just Come Check It Out!



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232200          |
| Price          | \$519,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,774             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 3 Storey, Up/Down |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 177 Nolancrest Common Nw |
| Subdivision | Nolan Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0V6                  |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park, Parking, Visitor Parking        |
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Basement          | None                                                                            |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground                                                                               |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Gentle Sloping, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 68              |
| Zoning         | M-1 d100        |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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