

# \$709,900 - 44 Nolancrest Green Nw, Calgary

MLS® #A2250334

## \$709,900

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! .House exterior has new Roof ,Facia and siding has been repaired .PRICE REDUCED Open House Saturday October 11 from 1245 to 345

Built in 2015

## Essential Information

MLS® #

A2250334



|                |             |
|----------------|-------------|
| Price          | \$709,900   |
| 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 | 55                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

**Listing Details**

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

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