

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

MLS® #A2232200

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,774 sqft

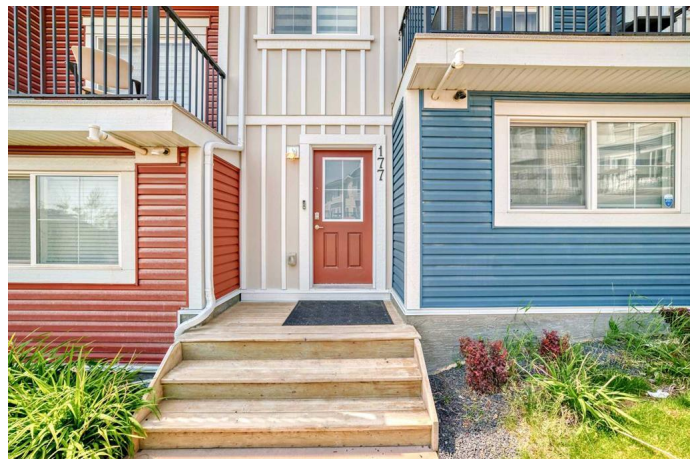
Residential on 0.00 Acres

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	77
Zoning	M-1 d100
HOA Fees	80
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.