

# \$799,900 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2264917

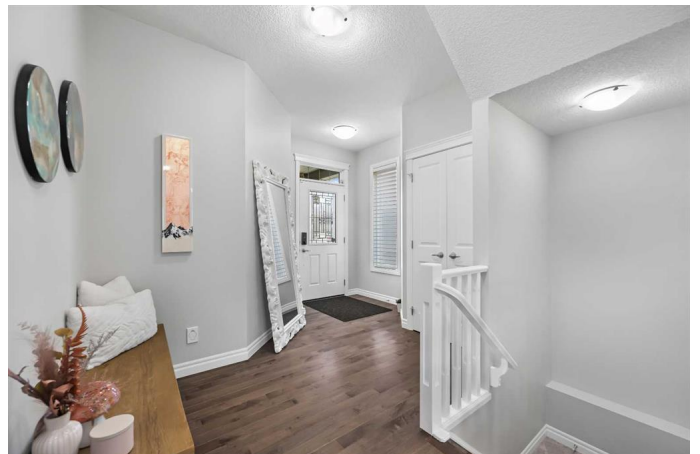
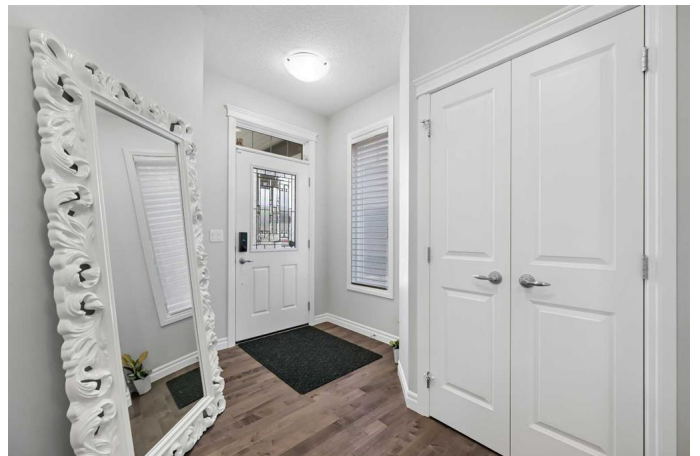
**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,513 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY, October 19, 2025 2-4PM \*\*\* Welcome to 43 Nolancrest Manor NW in the vibrant community of Nolan Hill—a perfect home for families looking for comfort, space, and a true sense of community. With over 2,500 sq ft of thoughtfully designed living space, this beautifully maintained, original-owner Trico Homes 2-storey is ready for your family to move right in. Step inside to a bright, open main floor with gleaming hardwood floors and a spacious front entry—ideal for busy mornings. The chef-inspired kitchen features a large island, quartz countertops, sleek white cabinetry, stainless steel appliances, and a walk-through pantry for easy grocery drop-offs. The sunny dining area opens to a southwest-facing deck, while the living room with a cozy gas fireplace sets the stage for family gatherings. A versatile den with dual sliding doors makes the perfect home office or homework space room, and powder room plus a mudroom complete this functional main level. Upstairs, the primary suite is a true retreat, with dual doors, a generous walk-in closet, and a spa-like ensuite featuring dual sinks, a soaker tub, and an oversized glass shower. Two more spacious bedrooms, a central bonus room (perfect for family hangouts or a kids’™ playroom), upper-level laundry with extra storage, and a full 4-piece bathroom provide comfort and convenience for the whole family. The unfinished basement offers endless possibilities—whether you



dream of a rec room, home gym, or teen space. Outside, the fenced southwest backyard is made for family fun: a deck and stone patio with fire pit, plenty of play space for kids and pets, raised garden beds, and direct access to green space and pathways. Also, there is direct access to the playground from the backyard! Upgrades include central A/C, water softener, central vacuum, gemstone lighting, plus newer siding and shingles for peace of mind. Located on a quiet street in Nolan Hill, your family will love being close to parks, pathways, shopping such as T&T, Walmart, Shopper's Drug Mart, Costco, Sobey's, Co-op, YMCA is 15 minutes away. Transit, and future schools including a new Catholic School breaking ground soon. This is more than just a house it's a place your family can call home.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264917    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,513       |
| Acres          | 0.13        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43 Nolancrest Manor Nw |
| Subdivision | Nolan Hill             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0V7 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Other                            |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in                            |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Great Room                                                                                                                      |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 105                |
| HOA Fees Freq. | ANN                |

### Listing Details

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