

\$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	72
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

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

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.