

\$835,000 - 43 Nolancrest Manor Nw, Calgary

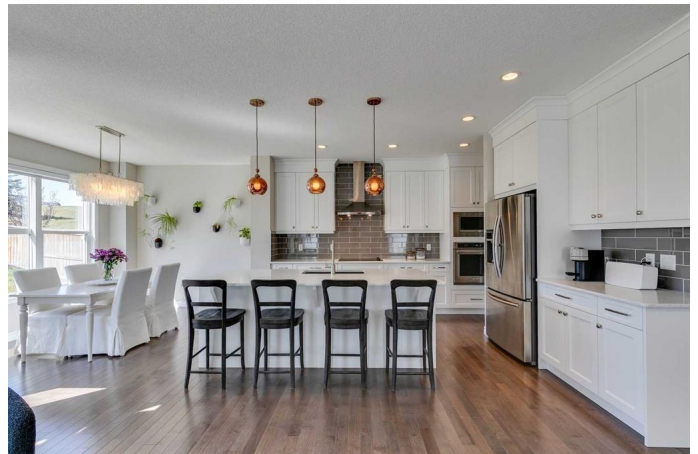
MLS® #A2256425

\$835,000

3 Bedroom, 3.00 Bathroom, 2,506 sqft
Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill – 43 Nolancrest Manor NW:
Welcome to this beautifully maintained, original-owner home in the desirable community of Nolan Hill. Built by Trico Homes, this upgraded 2-storey offers over 2,500 sq ft of functional and stylish living space with 3 bedrooms, 2.5 bathrooms, and an attached double garage - ideal for your growing family. The open-concept main floor features hardwood flooring, a chef-inspired kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), plus a walk-through pantry for added convenience. The sunny breakfast nook offers direct access to the southwest-facing deck, while a sleek gas fireplace adds an inviting touch to the living room. Completing the main level are a private den with dual sliding pocket doors, a powder room, a front foyer, and a mudroom with built-ins. Upstairs, the primary bedroom impresses with double door entry, southwest-facing windows, a spacious walk-in closet, and a spa-like 5-piece ensuite with soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with a tray ceiling, upper laundry with linen storage and direct access to the primary closet, and a 4-piece main bath complete this floor. The unspoiled lower level includes a bathroom rough-in and awaits your personal design. Notable upgrades include central A/C, water softener, central vacuum



system, Gemstone exterior lighting, and recently replaced shingles and siding. The fully landscaped backyard backs onto a green space and pathway, creating a private, low-maintenance retreat complete with a deck, stone patio, fire pit, shed, raised garden beds, and plenty of room for children or pets to play. Perfectly located on a quiet street within minutes of playgrounds, soccer fields, shopping, transit, and schools with two new schools currently under construction, an Elementary School, and a Catholic K	 School as well as a third proposed Middle School. This location is ideal for school-aged families, providing walkability and accessibility to all 3 future school sites while avoiding pick-up/drop-off congestion. This property combines comfort, convenience, and lasting value. Pride of ownership is evident throughout, making this a true move-in-ready home. Book your private showing today!

Built in 2016

Essential Information

MLS® #	A2256425
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,506
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Nolancrest Manor Nw
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Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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