



GRASSROOTS
REALTY GROUP

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82 Nolancrest Rise NW
Calgary, Alberta

MLS # A2241871



\$679,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 82 Nolancrest Rise NW – A Beautiful Family Home in Desirable Nolanhill! This charming and meticulously maintained 1732sq ft two-storey home is nestled in one of Calgary’s most family-friendly communities. With stunning curb appeal and thoughtful upgrades, this home combines style, comfort, and convenience for modern living. Step inside to rich hardwood flooring, a warm modern palette, and a bright open-concept layout. The heart of the home is the elegant kitchen, featuring white cabinetry, quartz countertops, an upgraded tile backsplash, and contemporary pendant lighting—ideal for cooking, entertaining, and making memories. Relax in the cozy great room with a gas fireplace or host your spring gatherings on the spacious back deck. Upstairs, you'll find a central bonus room perfect for family movie nights, two generous secondary bedrooms, a full 4pc bathroom, and convenient upper-floor laundry. The serene primary retreat includes a luxurious 5-piece ensuite and a walk-in closet—your perfect end-of-day escape. Recent upgrades include air conditioning system, a new roof shingle upgrade to level 4 shingles, and updated siding—offering peace of mind for years to come. The basement is ready for your custom development—create the space your family needs, whether it’s a home gym, rec room, or extra bedroom. And for families—exciting news! A brand-new Catholic school (K-9) is set to open just a 3-minute walk away in 2026, making school runs quick and convenient. Don’t miss your chance to own this exceptional home in a growing, vibrant neighborhood. Schedule your showing today and make Nolanhill your new home!