



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

313 Nolancrest Circle NW
Calgary, Alberta

MLS # A2242747



\$774,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the vibrant, family-friendly community of Nolan Hill, offering just under 2,300 sqft of living space with a spacious undeveloped basement ready for your future plans. Situated on a desirable corner lot, this home features engineered hardwood flooring, a sandblasted concrete driveway, central air conditioning, and a radon mitigation system. Inside, you'll find elegant bullnose corners, abundant natural lighting throughout, and a modern kitchen complete with a stunning granite countertop—perfect for everyday living and entertaining. All three generously sized bedrooms offer their own walk-in closets, providing ample storage and a touch of luxury for every family member. The home also boasts a very spacious backyard, ideal for outdoor activities, gardening, or future landscaping dreams. Recent 2025 upgrades include a brand-new roof, new back siding, and new gutters and eavestroughs—ensuring peace of mind for years to come. Nolan Hill is known for its scenic walking paths, parks, and architectural charm, and offers easy access to top shopping destinations like Beacon Hill Centre, Sage Hill Crossing, and Creekside Shopping Centre, with everything from Costco and restaurants to fitness centres just minutes away. Families will love the nearby playgrounds, schools, and the newly developed Nolan Hill Storm Pond Park, while commuters benefit from quick connections to Stoney Trail and Shaganappi Trail. This home combines thoughtful upgrades, an ideal location, and strong community appeal—perfect for families or anyone looking to settle in one of Northwest Calgary's most sought-after neighbourhoods.