



GRASSROOTS
REALTY GROUP

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

20 Nolancrest Green NW
Calgary, Alberta

MLS # A2262824

\$719,000



Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub		

Inclusions:	Basement Treadmill negotiable
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Open House: Oct. 12 Sunday 2-4 pm (Aggressively priced below its City assessment \$ 757.5K) Well kept executive home situated in a quiet street overseeing the Green Space with Playground / Soccer Field… Hardwood on Main with a Great Room concept (combined Family & Dining Rooms, and kitchen) and a French Door Den. Featuring 9’ ceiling with knockdown ceiling and multiple pot lights. Good size kitchen with Island & breakfast bar. Granite counter-top with undermount sink, and newer (2024) appliances (Fridge, Dishwasher, Washer, Dryer & Hood Fan), light fixtures & window coverings. Kitchen sliding door to the oversized backyard. 2nd Level with 3 bedrooms, Bonus Room (that could be converted / used as 4th bedroom), and the handy Laundry. Master Bedroom has walk-in closet, Ensuite with Jet-Tub, separate shower & his / her sinks. Basement partially finished with a 3 pc Bath (with Permit), and ample space for Rec / Living Room & Bedroom / storage. Easy access everywhere, & close proximity to transportation / schools / shopping & all amenities. View to feel it’s talking to you like home. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. ** Few hours’ Notice req’d. **