



GRASSROOTS
REALTY GROUP

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320 Nolancrest Circle NW
Calgary, Alberta

MLS # A2268286



\$799,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2016 (9 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Beautiful 4-bedroom home with a developed 2-bedroom basement in vibrant Nolan Hill! Situated on a corner lot, this gem features hardwood floors, A/C, granite kitchen, and a main-floor den. All bedrooms have walk-in closets. Enjoy a spacious backyard and a modern layout perfect for family living or rental income. Close to parks, schools, Costco, and major shopping centres with quick access to Stoney & Shaganappi Trail. A perfect blend of comfort, location, and value!