



**61 Nolancrest Gate NW  
Calgary, Alberta**

**MLS # A2283370**



**\$469,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Nest Thermostat, WIFI Keyless Smart Lock, Arlo Security Cameras (indoor and Outdoor at Front Entance)

\*Open House on Saturday, March 28, 12-2pm\* Stylish Jayman townhome offering over 1,500 sq ft of developed living space, a true heated double side-by-side garage, central air conditioning integrated with the HVAC system, and a brand new roof completed in 2025. Welcome to low-maintenance living in the sought-after community of Nolan Hill. The bright open-concept main floor features rich Alpine Oak laminate flooring and a designer kitchen with stainless steel Whirlpool appliances, elegant Shaker cabinetry, and generous counter space. A spacious breakfast nook flows into the inviting living area highlighted by a custom feature wall, mantle, and electric fireplace. This home includes approximately \$15,000 in upgrades, including Hunter Douglas blinds, vinyl flooring on the staircase, the custom fireplace feature wall, and smart home features such as a Google Nest thermostat, smart WiFi keypad door lock, and a camera security system. Upstairs are three bedrooms including a comfortable primary suite, two full bathrooms, and convenient second-floor laundry. The lower level offers a versatile den ideal for a home office or recreation space. Enjoy relaxing on the balcony, while the heated double garage provides secure year-round parking and storage. Well-maintained and thoughtfully upgraded, this move-in ready home offers exceptional comfort, style, and convenience.