



**144 Nolancrest Circle NW  
Calgary, Alberta**

**MLS # A2295763**



**\$662,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Set in a well-established NW Calgary neighbourhood known for its family-friendly feel, this two-storey home offers a layout that just makes sense for everyday living. Upstairs you’ll find three well-sized bedrooms along with a bonus room that can flex however you need it—home office, kids’ hangout, or a second living space. The primary bedroom is set up with a full 5-piece ensuite, including double sinks, a soaker tub, and a separate shower. The main floor is open and functional, centred around a kitchen finished with granite countertops, plenty of cabinet space, a gas range, and built-in oven and microwave. Large windows and higher ceilings bring in a ton of natural light and keep the space feeling open throughout the day. Out back, there’s a deck that works well for BBQ season or just winding down in the evening. The home also features a private side entrance for direct access to the basement. Location-wise, you’re close to major routes, schools, shopping, and day-to-day amenities, all while being tucked into a quieter residential area.