



**180 Nolancrest Circle NW**  
**Calgary, Alberta**

**MLS # A2113121**



**\$878,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,309 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** WINDOW COVERINGS

Spacious Comfort with Mortgage Helper Potential: 6-Bedroom Home with Legal Basement in Nolan Hill This expansive 6-bedroom, 4-bathroom home in sought-after Nolan Hill offers the perfect blend of space, comfort, and income potential. Featuring a bright, open-concept layout and a finished legal basement suite, this meticulously maintained property is ideal for growing families or savvy investors. Step inside and let the warmth of the living room, complete with a crackling fireplace, envelop you. The open floor plan seamlessly connects the living room to the dining area and a well-equipped kitchen, perfect for entertaining or creating family memories. The kitchen boasts ample counter space and modern appliances, making meal prep a breeze. Upstairs, discover a peaceful haven with four generously sized bedrooms bathed in natural light. The master suite provides a private retreat, complete with a luxurious 5pc ensuite bathroom. Additional bedrooms offer comfortable accommodations for family or guests, sharing a well-appointed bathroom. The true gem of this property lies in the fully finished legal basement suite. This bright and spacious unit features a separate entrance, a kitchen, a living room, and two bedrooms, ideal for adult children, or generating rental income to help offset your mortgage. Unwind and enjoy the fresh air in your private backyard. The fenced space provides a safe haven for children and pets to play, while the patio offers a perfect spot for summer barbecues and gatherings with loved ones. This move-in ready residence enjoys a prime location within the desirable Nolan Hill community. Close to parks, schools, and shopping amenities, this exceptional property offers the best of convenience and comfortable living. Don't miss out on this fantastic opportunity!