

# \$739,900 - 44 Nolancrest Green Nw, Calgary

MLS® #A2250334

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,313 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

**BEST BUY IN NOLAN HILLS PRICED TO SELL** {Beautiful 4 bedroom Morrison Home in a Great Location! Welcome to this spacious and well cared for 4 bedroom home with a bonus room, offering 2313 sq. ft. of comfortable living space. Priced to sell and move-in ready, this home has been recently painted and features engineered hardwood and tile flooring throughout main level. The open-concept main floor includes a large living room, and flex room- perfect for entertaining family and friends. The walk-through pantry provides convenient access from the kitchen to the garage. Upstairs the primary suite boasts a 5 piece ensuite and walk-in closet, offering a private retreat. Additional bedrooms and bonus space provide plenty of room for the whole family. Enjoy the large backyard in a quiet neighborhood, with quick possession available. Fantastic location: close to schools, shopping and bus routes. Minutes to Beacon Hill, Costco, Walmart and Superstore. This beautiful home offers incredible value in a highly desirable community, do not miss your chance to make it yours! .Open House for public viewing

Built in 2015

## Essential Information

MLS® #                   A2250334

Price                       \$739,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,313
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Nolancrest Green Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P8

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Open Floorplan, See Remarks
Appliances	Dryer, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Private, See Remarks
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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