

\$549,900 - 177 Nolancrest Common Nw, Calgary

MLS® #A2232200

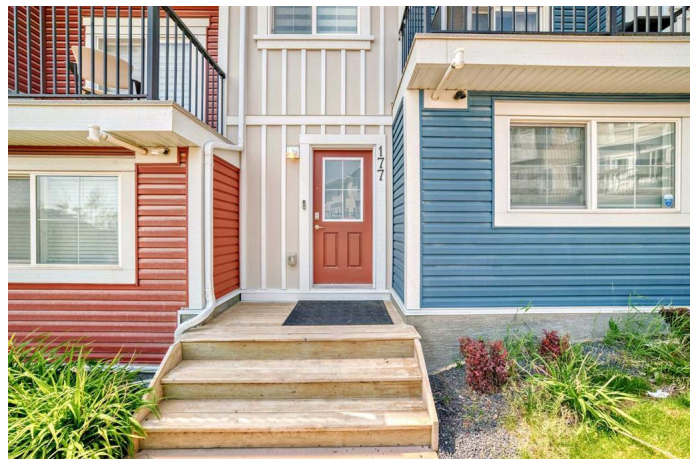
\$549,900

3 Bedroom, 3.00 Bathroom, 1,774 sqft
Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

VERY PRICE REDUCTION (OVER \$30000!). PRICED BELOW THE CITY ASSESSMENT AND THE NEIGHBOURHOOD COMPARABLES! .Jayman-built, very spacious, Former Show Home featuring, 3 Bedrooms, 2 1/2 Bathrooms, AIR CONDITIONED and a HEATED Double ATTACHED garage. On the Main Floor is a Family/Exercise Room. A stairway leads you to the 1st Floor, Open Concept Layout comprising of a Living Room, DEN, Kitchen, Dining and a Guest Bathroom. The 2nd Floor Completes the 2 Storey Set Up, Comprising The Master Bedroom with an EnSuite Bathroom and a very Specious Walk-In Closet. There are two other Bedrooms and a Full 4-Piece Bathroom and convenient UPPER FLOOR SIDE BY SIDE WASHER/DRYER. Other Features of this lovely home include 9 FOOT Ceiling on all three Levels. The Master Bedroom overlooks a Children Playground Giving The Parents Peace of Mind, Watching their Children Playing From The Comfort of Their Bedroom. There are Two Balconies in The Home, Another Unusual Feature in Most Townhomes. The Home Was Completely Repainted with An Elegant Off White Colour and All Window Blinds ARE BRAND NEW and recently installed. There are Loads of Value and Upgrades in This Very cozy Home. Excellent Value For Money. But Don't Take My Words For It. Just Come Check It Out!

Built in 2015



Essential Information

MLS® #	A2232200
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Up/Down
Status	Active

Community Information

Address	177 Nolancrest Common Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V6

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
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Lot Description	Landscaped, Backs on to Park/Green Space, Few Trees, Gentle Sloping, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	48
Zoning	M-1 d100
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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