

\$439,900 - 45 Nolancrest Gate Nw, Calgary

MLS® #A2109644

\$439,900

2 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Envision yourself embraced by the charm of this exquisite townhome nestled in the sought-after CARNABY HEIGHTS condo project, situated in the heart of Nolan Hill. As the original owners of this impeccable two-storey residence crafted by Jayman Built, indulge in the allure of upgraded laminate floors and luxurious quartz countertops throughout.

Step into the designer kitchen adorned with stainless steel appliances, where culinary delights come to life amidst the elegance of full-height cabinets and subway tile backsplash. Experience the seamless flow of the open-concept main floor, boasting airy 9-foot ceilings, a sun-drenched South-facing living room leading to a spacious balcony, and a delightful dining nook.

Discover the allure of the double "primary suite" layout, featuring two generously sized bedrooms, each complemented by its own full ensuite featuring quartz counters and tile floors. One bedroom offers a walk-in closet, while the other boasts a convenient walk-through closet. Between the bedrooms, a deep linen/towel closet and a Samsung washer/dryer laundry area await.

Enjoy the convenience of your exclusive tandem-style 2-car garage, central air conditioning, and an inviting front porch.



Relish in the prime location opposite a vast green space designated as a school/park/community reserve district. Residents of CARNABY HEIGHTS also enjoy access to their own park and playground within the community, along with ample visitor parking for guests. With convenient access to bus stops, neighborhood parks, and a plethora of retail centers including Gates of Nolan Hill, Sage Hill Crossing, Sage Hill Quarter, and Beacon Hill, as well as easy reach to Sarcee and Shaganappi Trails, this home offers unparalleled convenience and connectivity to all your lifestyle needs. Experience the epitome of modern living - schedule your viewing today!

Built in 2015

Essential Information

MLS® #	A2109644
Price	\$439,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	45 Nolancrest Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0Y1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 2nd, 2024
Days on Market	9
Zoning	M-1 d100
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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