

\$440,000 - 37 Nolancrest Gate Nw, Calgary

MLS® #A2112898

\$440,000

2 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautiful 2-bedroom, 2.5-bathroom townhome nestled in the sought-after Carnaby Heights community in Nolan Hill. This meticulously maintained residence offers a perfect blend of comfort, style, and convenience in a prime location. As you step inside, you're greeted by a warm and inviting atmosphere, with modern finishes and thoughtful design elements throughout. The main floor features an open-concept layout, seamlessly connecting the living, dining, and kitchen areas. The designer kitchen, complete with stainless steel appliances, full-height cabinets, and designer tile backsplash, is a culinary enthusiast's dream come true. The open-concept main floor boasts airy 9-foot ceilings, a sun-drenched South-facing living room leading to a spacious balcony, and a delightful dining nook, creating a perfect space for both relaxation and entertaining. Upstairs, you'll find two primary suites, each with its own ensuite bathroom and walk-in closet, offering ultimate privacy and comfort. The laundry room is conveniently located on this floor, making laundry day a breeze.

Outside, a private patio space awaits, perfect for enjoying your morning coffee or hosting summer barbecues with friends and family.

Home Owners Association of Carnaby Heights has exclusive access to community amenities, including parks, playgrounds, and walking paths, creating a vibrant and family-friendly



environment.

Conveniently located close to schools, shopping, dining, and major transportation routes, this home offers everything you need for modern living. Don't miss out on the opportunity to make this townhome your own - schedule a showing today!

Built in 2015

Essential Information

MLS® #	A2112898
Price	\$440,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	37 Nolancrest Gate Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y1

Amenities

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

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 22nd, 2024
Days on Market	8
Zoning	M-1 d100
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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