

\$799,000 - 55 Nolancrest Manor Nw, Calgary

MLS® #A2139749

\$799,000

4 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

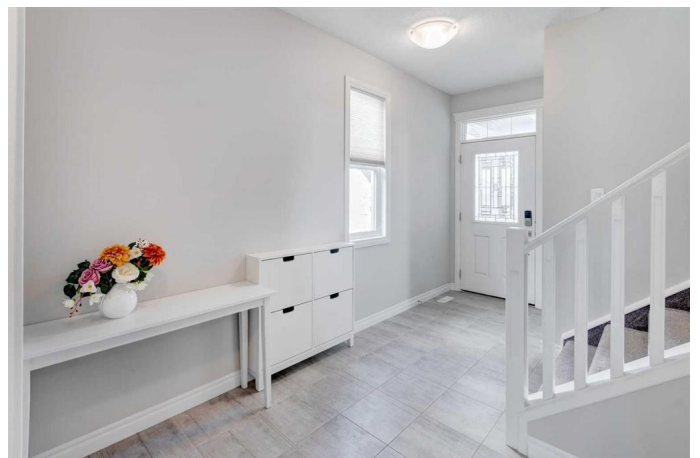
The property is back on the market because the buyer's financing was not approved. Rare find: a quality 2-story family home built by Trico Homes, under the Certified New Home Warranty Program for structural coverage until 2027. This house boasts four(4) bedrooms on the upper level and a peaceful south-facing backyard backing onto a green community path. The main floor features 9 ft. ceilings, hardwood and tile flooring, a kitchen with 42" upper cabinetry, quartz countertops, stainless steel appliances, an island with a flush eating bar, and a walk-through pantry. The living room includes a gas fireplace, and the dining nook opens to a rear south-facing deck. The upper level has a master bedroom with a walk-in closet and a 5-piece ensuite, three additional bedrooms, a full bathroom, a central bonus room, and laundry. The unfinished basement with 9 ft. ceilings includes roughed-in plumbing for future basement development and radon gas mitigation, awaiting your personal touches. Additionally, this home is close to Costco, Home Depot, schools, and playgrounds, making it a convenient location for shopping and education.

Built in 2017

Essential Information

MLS® # A2139749

Price \$799,000



Sold Price	\$782,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Nolancrest Manor Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 23rd, 2024
Days on Market	70
Zoning	R-1
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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