

\$799,900 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2264917

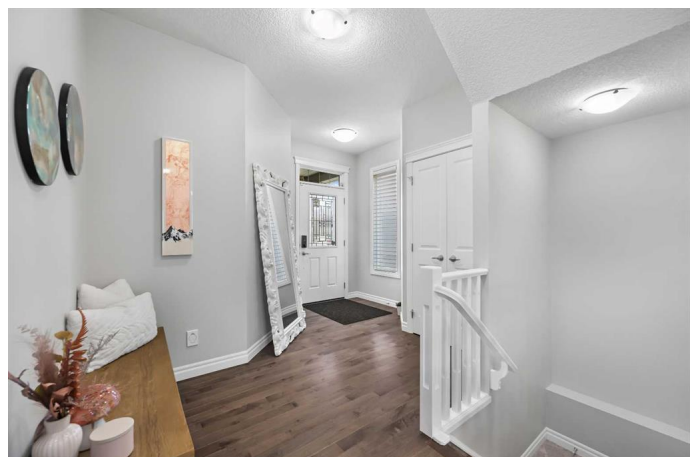
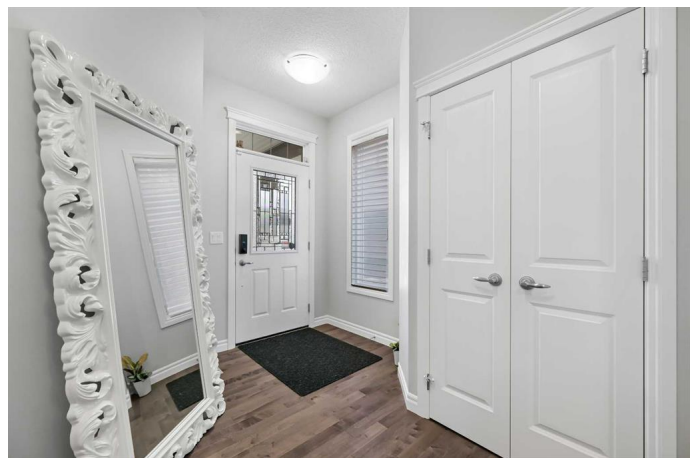
\$799,900

3 Bedroom, 3.00 Bathroom, 2,513 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

*** OPEN HOUSE SUNDAY, October 19, 2025 2-4PM *** Welcome to 43 Nolancrest Manor NW in the vibrant community of Nolan Hill—a perfect home for families looking for comfort, space, and a true sense of community. With over 2,500 sq ft of thoughtfully designed living space, this beautifully maintained, original-owner Trico Homes 2-storey is ready for your family to move right in. Step inside to a bright, open main floor with gleaming hardwood floors and a spacious front entry—ideal for busy mornings. The chef-inspired kitchen features a large island, quartz countertops, sleek white cabinetry, stainless steel appliances, and a walk-through pantry for easy grocery drop-offs. The sunny dining area opens to a southwest-facing deck, while the living room with a cozy gas fireplace sets the stage for family gatherings. A versatile den with dual sliding doors makes the perfect home office or homework space room, and powder room plus a mudroom complete this functional main level. Upstairs, the primary suite is a true retreat, with dual doors, a generous walk-in closet, and a spa-like ensuite featuring dual sinks, a soaker tub, and an oversized glass shower. Two more spacious bedrooms, a central bonus room (perfect for family hangouts or a kids’™ playroom), upper-level laundry with extra storage, and a full 4-piece bathroom provide comfort and convenience for the whole family. The unfinished basement offers endless possibilities—whether you



dream of a rec room, home gym, or teen space. Outside, the fenced southwest backyard is made for family fun: a deck and stone patio with fire pit, plenty of play space for kids and pets, raised garden beds, and direct access to green space and pathways. Also, there is direct access to the playground from the backyard! Upgrades include central A/C, water softener, central vacuum, gemstone lighting, plus newer siding and shingles for peace of mind. Located on a quiet street in Nolan Hill, your family will love being close to parks, pathways, shopping such as T&T, Walmart, Shopper’s Drug Mart, Costco, Sobey’s, Co-op, YMCA is 15 minutes away. Transit, and future schools—including a new Catholic K-9 School breaking ground soon. This is more than just a house—it’s a place your family can call home.

Built in 2016

Essential Information

MLS® #	A2264917
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,513
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Nolancrest Manor Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.