



**20 Nolancrest Green NW
Calgary, Alberta**

MLS # A2304184



\$690,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 20 Nolancrest Green NW—ideally located on a quiet street overlooking green space with a playground and soccer field, perfect for families and those who value privacy and scenic views. The main floor features built-in cubbies that add both style and practical everyday storage, a bright den/office with French doors - an ideal work-from-home setup, rich hardwood flooring and a spacious open-concept layout that seamlessly blends the living room, dining area, and kitchen. The inviting living room is anchored by a cozy gas fireplace, creating the perfect space to relax or entertain. You’ll also appreciate the 9-foot ceilings, knockdown finish, and abundant lighting throughout. The kitchen is both functional and inviting, complete with a large island and breakfast bar, granite countertops, an undermount sink, a convenient pantry, and a full set of newer appliances (2024), including fridge, dishwasher, and hood fan. Sliding doors lead to an oversized backyard—perfect for outdoor living and entertaining. Upstairs, you’ll find three generously sized bedrooms, a versatile bonus room (easily convertible into a fourth bedroom), and convenient upper-level laundry with newer washer & dryer (both from 2024). The spacious primary suite includes a walk-in closet and a well-appointed ensuite with a jetted tub, separate shower, and dual sinks. The basement is partially finished and includes a permitted 3-piece bathroom, with plenty of room to develop a recreation area, additional bedroom, or storage space. Enjoy easy access to transportation, schools, shopping, grocery stores and all your daily amenities. This home truly offers comfort, space, and an exceptional location Book your private showing with your favorite agent today! ***SEE VIRTUAL TOUR***