



**232 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2321233



\$949,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: Built-In Speakers, Dryer, TV Wall Mounts x 3, Washer

Hello, Gorgeous! Welcome to this exceptional fully developed walkout home in the sought-after community of Nolan Hill. Offering over 2,500 sq ft above grade and more than 3,500 sq ft of finished living space, this 5-bedroom, 3.5-bathroom home is perfectly designed for growing and multi-generational families. Ideally situated across from an expansive park and backing directly onto a walking path, this property offers a rare combination of space, privacy, and everyday convenience. The bright and functional main floor features a spacious foyer, private office, convenient powder room, walk-through pantry, and an open-concept kitchen, dining, and living area centered around a cozy gas fireplace. Large windows fill the home with natural light while providing views of the greenspace beyond. Upstairs, you'll find a generous bonus room that creates separation between the primary retreat and secondary bedrooms. The spacious primary suite features a walk-in closet and a luxurious 5-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry complete the floor. The fully developed walkout basement adds incredible versatility with two additional bedrooms, a full bathroom, recreation space, storage, and a second laundry area. Whether you're accommodating extended family, teenagers, guests, or simply need additional living space, this lower level delivers exceptional flexibility. Outside, enjoy the elevated rear deck overlooking the landscaped backyard and pathway system, with direct walkout access from the basement level. Located close to shopping, restaurants, parks, playgrounds, and major commuter routes, this home offers the perfect balance of family-friendly living and everyday convenience. A rare opportunity to own a spacious walkout home in one of Northwest Calgary's most desirable communities.

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