



GRASSROOTS
REALTY GROUP

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80 Nolancrest Green NW
Calgary, Alberta

MLS # A2330959



\$728,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV on the main floor living room and bar fridge in the kitchen

Welcome to this beautifully cared-for family home in the highly desirable community of Nolan Hill. Built by Homes by Avi, this fully developed two-storey offers over 2,550 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms and 3.5 bathrooms. The main floor showcases rich hardwood flooring, a spacious den that's perfect for a home office, and a bright open-concept living area highlighted by soaring vaulted ceilings, expansive floor-to-ceiling windows, and a cozy gas fireplace. The modern kitchen is equipped with stainless steel appliances, quartz countertops, full-height cabinetry, upgraded lighting, and plenty of storage, making it ideal for both everyday living and entertaining. Upstairs, you'll find a generous bonus room with vaulted ceilings, three well-sized bedrooms, a convenient laundry room, and a full bathroom. The spacious primary suite offers a walk-in closet and a private 4-piece ensuite complete with a relaxing soaker tub and separate shower. The fully finished basement adds valuable living space with a fourth bedroom, an additional full bathroom, and flexible space for a recreation room, home gym, or guest area. Several major appliances have been updated in recent years, adding to the home's value and convenience. The refrigerator (2025), dishwasher (2025), water softener (2022), air conditioner (2022) and washer (2024) & dryer (2022). The roofing and sliding were replaced in 2025. Outside, enjoy a large fully fenced backyard with plenty of room for kids, pets, and summer gatherings. Conveniently located within walking distance to shopping, parks, playgrounds, and public transit, this exceptional home offers comfort, style, and outstanding value in one of Calgary's most sought-after northwest communities.