



GRASSROOTS
REALTY GROUP

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296 Nolancrest Heights NW Calgary, Alberta

MLS # A2334063



\$875,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: office furniture

Welcome to 296 Nolancrest Heights NW, an impressive six-bedroom, 3.5-bathroom home offering over 3,200 sq. ft. of beautifully developed living space in the desirable community of Nolan Hill. With a fully finished basement and central air conditioning, this spacious property provides the comfort, functionality and flexibility today's families are looking for. The bright and inviting main level features an open-concept kitchen, dining and living area designed for both everyday living and entertaining. Generous windows fill the home with natural light, while the well-planned layout provides plenty of room for family gatherings, working from home and hosting guests. Upstairs, the spacious primary retreat offers a private ensuite and walk-in customized closet, complemented by well-sized secondary bedrooms and additional family living space. The fully finished basement expands the home's versatility with additional bedrooms, a full bathroom and a generous recreation area—ideal for teenagers, guests, extended family or multigenerational living. With six bedrooms, 3.5 bathrooms, more than 3,200 sq. ft. of developed living space and air conditioning for year-round comfort, this home is ready to accommodate a growing or extended family. Located in Nolan Hill, you'll enjoy nearby parks, playgrounds, pathways, A new Catholic School K to Grade 9 Opening fall of 2027, shopping, restaurants and everyday amenities, along with convenient access to Sarcee Trail, Shaganappi Trail and Stoney Trail. Book your private showing today and discover everything this exceptional home has to offer! Beautiful Green Space behind and impressive play ground directly in front of this home. OPEN HOUSE SUNDAY AND MONDAY - 2ND & 3RD OF AUGUST FROM 12NOON TO 4.30PM

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