



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

144 Nolancrest Circle NW
Calgary, Alberta

MLS # A2339065



\$662,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
-------------	-----

Set in a well-established NW Calgary neighbourhood known for its family-friendly feel, this two-storey home offers a layout that just makes sense for everyday living. Upstairs you'll find three well-sized bedrooms along with a bonus room that can flex however you need it—home office, kids' hangout, or a second living space. The primary bedroom is set up with a full 5-piece ensuite, including double sinks, a soaker tub, and a separate shower. The main floor is open and functional, centred around a kitchen finished with granite countertops, plenty of cabinet space, a gas range, and built-in oven and microwave. Large windows and higher ceilings bring in a ton of natural light and keep the space feeling open throughout the day. Out back, there's a deck that works well for BBQ season or just winding down in the evening. The home also features a private side entrance for direct access to the basement. Location-wise, you're close to major routes, schools, shopping, and day-to-day amenities, all while being tucked into a quieter residential area.