

\$835,000 - 43 Nolancrest Manor Nw, Calgary

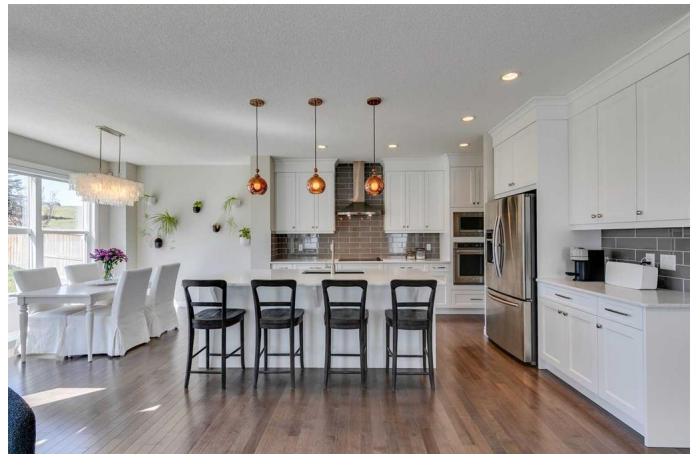
MLS® #A2256425

\$835,000

3 Bedroom, 3.00 Bathroom, 2,506 sqft
Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill – 43 Nolancrest Manor NW:
Welcome to this beautifully maintained, original-owner home in the desirable community of Nolan Hill. Built by Trico Homes, this upgraded 2-storey offers over 2,500 sq ft of functional and stylish living space with 3 bedrooms, 2.5 bathrooms, and an attached double garage - ideal for your growing family. The open-concept main floor features hardwood flooring, a chef-inspired kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), plus a walk-through pantry for added convenience. The sunny breakfast nook offers direct access to the southwest-facing deck, while a sleek gas fireplace adds an inviting touch to the living room. Completing the main level are a private den with dual sliding pocket doors, a powder room, a front foyer, and a mudroom with built-ins. Upstairs, the primary bedroom impresses with double door entry, southwest-facing windows, a spacious walk-in closet, and a spa-like 5-piece ensuite with soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with a tray ceiling, upper laundry with linen storage and direct access to the primary closet, and a 4-piece main bath complete this floor. The unspoiled lower level includes a bathroom rough-in and awaits your personal design. Notable upgrades include central A/C, water softener, central vacuum



system, Gemstone exterior lighting, and recently replaced shingles and siding. The fully landscaped backyard backs onto a green space and pathway, creating a private, low-maintenance retreat complete with a deck, stone patio, fire pit, shed, raised garden beds, and plenty of room for children or pets to play. Perfectly located on a quiet street within minutes of playgrounds, soccer fields, shopping, transit, and schools with two new schools currently under construction, an Elementary School, and a Catholic K	 School as well as a third proposed Middle School. This location is ideal for school-aged families, providing walkability and accessibility to all 3 future school sites while avoiding pick-up/drop-off congestion. This property combines comfort, convenience, and lasting value. Pride of ownership is evident throughout, making this a true move-in-ready home. Book your private showing today!

Built in 2016

Essential Information

MLS® #	A2256425
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,506
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Nolancrest Manor Nw
---------	------------------------

Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.