

## 117 Nolancrest Common NW Calgary, Alberta

**MLS # A2261447**



**\$549,900**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill                               |               |                   |
| <b>Type:</b>     | Residential/Five Plus                    |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 1,463 sq.ft.                             | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                   |               |                   |
| <b>Lot Size:</b> | -                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped |               |                   |

|                    |                                                                                                                                |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                | <b>Condo Fee:</b> | \$ 401   |
| <b>Basement:</b>   | Partial                                                                                                                        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                       | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s) |                   |          |

**Inclusions:** n/a

Welcome to Carnaby Heights, a highly desirable townhome community in the heart of Nolan Hill. This exceptional townhome offers over 1,500 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, 2 balconies, central A/C, and a rare heated TRIPLE garage with abundant storage. Situated along the inner courtyard of the complex, this home offers a quiet and peaceful location. Inside, you're greeted by a bright and welcoming entryway that leads into the main floor, where oversized windows fill the space with natural light. The gourmet kitchen showcases upgraded stainless steel appliances, quartz countertops, extensive cabinetry with under-cabinet lighting, and a walk-in pantry. An east facing private balcony just off the kitchen is perfect for watching the sunrise, while the spacious dining area seamlessly connects to the sunlit living room. From here, sliding doors open to a west facing second balcony overlooking landscaped green space and a playground, with a natural gas line for a BBQ. Upstairs, the primary suite comfortably fits king-sized furniture and includes a walk-in closet and a well-appointed ensuite with quartz counters, an oversized vanity, designer finishes, and a tub/shower combo. Two additional bedrooms—both generously sized—share a stylish 4-piece bathroom. A large laundry room and a convenient linen closet complete the upper level. There are stunning hunter douglas window coverings throughout the home as well. The heated triple-car garage, equipped with electric units, offers exceptional storage and is paired with a functional mudroom entry and additional closet space. Set in Nolan Hill's vibrant, family-friendly community, this home combines comfort and convenience. Enjoy nearby parks, schools, shopping, and quick access to major routes—all surrounded by the

area’s beautiful natural landscapes.