

# \$549,900 - 117 Nolancrest Common Nw, Calgary

MLS® #A2261447

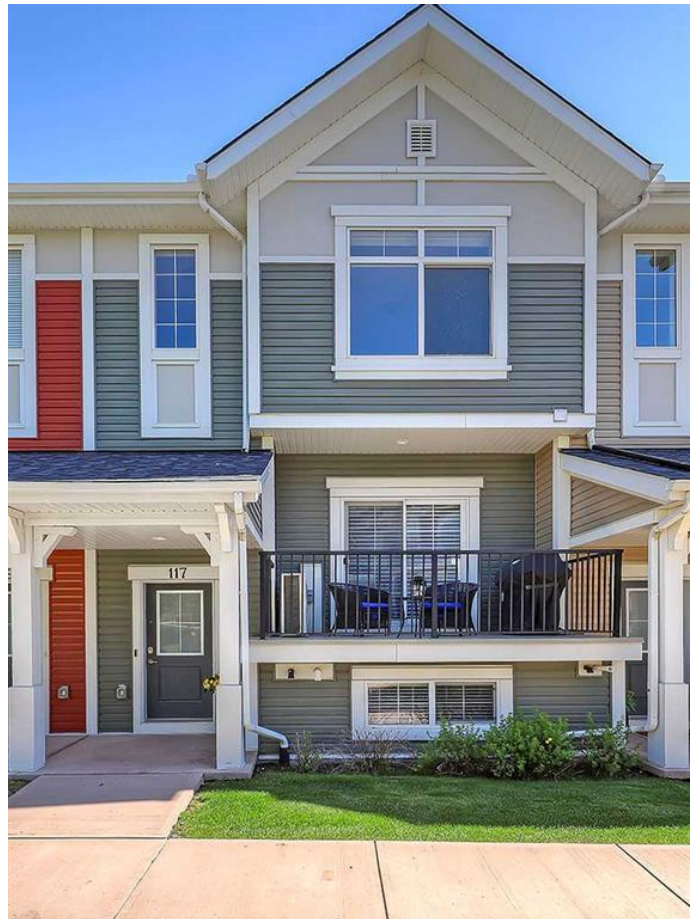
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

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.

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2261447      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 117 Nolancrest Common Nw |
| Subdivision | Nolan Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0Y1                  |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Playground, Trash, Visitor Parking, Gazebo, Park |
| Parking Spaces | 5                                                |
| Parking        | Triple Garage Attached                           |

# of Garages 3

## Interior

Interior Features Built-in Features, Closet Or  
Pantry, Vinyl Windows, Walk-

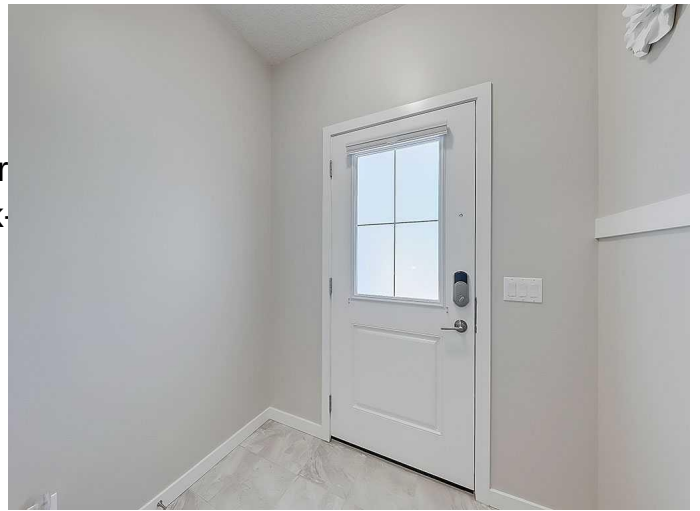
Appliances Dishwasher, Dryer, Electric  
Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Partial



## Exterior

Exterior Features Balcony, BBQ gas line, Private Entrance

Lot Description Backs on to Park/Green Space, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 2nd, 2025

Days on Market 21

Zoning M-1 d100

HOA Fees 80

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX House of Real Estate

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