

\$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
Community	Nolan Hill
Condo	Carnaby Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y1

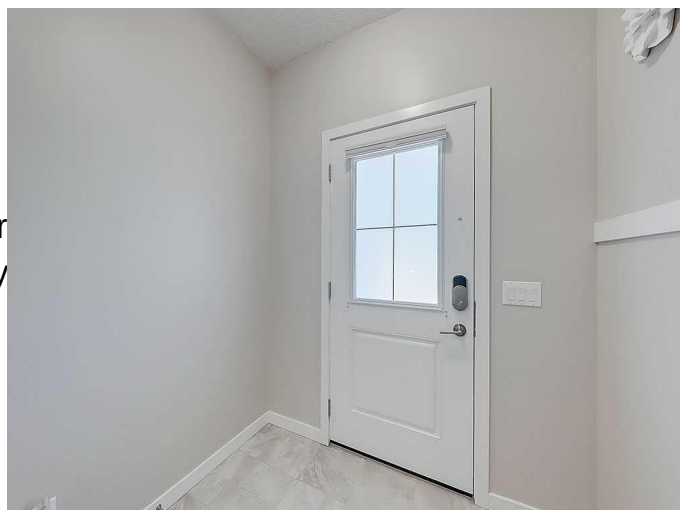
Amenities

Amenities	Gazebo, Park, Playground, Trash, Visitor Parking
Parking Spaces	5

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Or
	Pantry, Stone Counters, Viny
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	13
Zoning	M-1 d100
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.