



THE
A-TEAM

**RE/MAX
FIRST**

67 NOLANCREST Rise, Calgary T3R 0T2

MLS® #: **A2124134**

Area: **Nolan Hill**

Listing Date: **04/18/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **3,982 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,115**
Low Sqft:
Ttl Sqft: **2,115**

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`1" x 11`8"
Dining Room	Main	11`8" x 10`0"
Bedroom - Primary	Upper	16`3" x 11`11"
5pc Bathroom	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	16`0" x 13`0"
Bedroom	Upper	10`7" x 10`10"
Bedroom	Upper	9`11" x 10`7"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410058

Zoning:
R-1N

Remarks

Pub Rmks:

Fantastic 2 storey home in Nolan Hill offering over 2100 square feet of living space. Built by Trico homes. ALL NEW CARPET JUST INSTALLED ! Featuring 3 bedrooms, huge bonus room with vaulted ceilings, upper laundry, and a great open floor plan with gas fireplace, granite countertops and stainless steel appliances. Situated on a quiet street with a SW facing backyard with deck. Located down the street from a park and green space. Close to schools and all amenities. Don't wait to get into this great neighborhood. Great family home. Also a fantastic revenue property with huge opportunity for rental income. Call to book a private viewing today.

Inclusions:
Property Listed By:

**n/a
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









