



THE
A-TEAM

**RE/MAX
FIRST**

113 NOLANCREST Common, Calgary T3R 0Y1

MLS®#: **A2166974** Area: **Nolan Hill** Listing Date: **09/26/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Oct** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,475**
 Low Sqft:
 Ttl Sqft: **1,475**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Double Garage Attached,Oversized,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 12`5"	Dining Room	Main	14`0" x 10`1"
Living Room	Main	12`3" x 12`4"	2pc Bathroom	Main	4`9" x 5`0"
Bedroom - Primary	Upper	12`4" x 14`2"	5pc Bathroom	Upper	5`1" x 10`1"
Bedroom	Upper	10`1" x 10`3"	Bedroom	Upper	9`11" x 12`10"
4pc Bathroom	Upper	5`0" x 7`8"	Laundry	Upper	
Storage	Lower				

Legal/Tax/Financial

Condo Fee:
\$389

Title:
Fee Simple
Fee Freq:
Annually

Zoning:
M-1 d100

Legal Desc: **1610397**

Remarks

Pub Rmks: **A beautifully maintained 3 bedroom, 2.5 bathroom townhouse in Nolan Hill that features a triple attached garage! This like-new townhouse has been freshly painted throughout and has ample space for a growing family with plenty of additional storage. The open concept main living area has resilient laminate flooring that flows throughout. The expansive kitchen has natural wood cabinets, quartz countertops, a suite of stainless steel appliances, a large pantry with endless storage and a balcony that is ideal for your outdoor cooking space! The kitchen is open to both the dining room and living area - making it the perfect space for entertaining guests! On the upper level you'll find a large primary bedroom with views of the park, private ensuite and walk-in closet, two more large bedrooms, a full bathroom and laundry closet. This townhouse is incredibly well located with a front balcony that overlooks the green space. This west-facing balcony is also perfect for capturing sunshine and allows natural light to flow through the home but don't worry if it becomes too warm, the central air conditioning will keep you cool all summer long. The lower level has a large storage room and the attached garage has comfortable space for two vehicles, side-by-side, with the addition of a tandem bay with a window which could be used for additional car storage, a gym space or even more storage if needed. Located in the heart of Nolan Hill with quick access to countless amenities, this beautiful home is move-in ready and shows like-new.**

Inclusions: **Wyze thermostat, doorbell & three cameras.**
Property Listed By: **Charles**

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









