

61 Nolancrest Gate NW
Calgary, Alberta

MLS # A2283370



\$469,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,300 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Nest Thermostat, WIFI Keyless Smart Lock, Arlo Security Cameras (indoor and Outdoor at Front Entrance)

Stylish Jayman townhome offering over 1,500 sq ft of developed living space, a true heated double side-by-side garage, central air conditioning integrated with the HVAC system, and a brand new roof completed in 2025. Welcome to low-maintenance living in the sought-after community of Nolan Hill. The bright open-concept main floor features rich Alpine Oak laminate flooring and a designer kitchen with stainless steel Whirlpool appliances, elegant Shaker cabinetry, and generous counter space. A spacious breakfast nook flows into the inviting living area highlighted by a custom feature wall, mantle, and electric fireplace. This home includes approximately \$15,000 in upgrades, including Hunter Douglas blinds, vinyl flooring on the staircase, the custom fireplace feature wall, and smart home features such as a Google Nest thermostat, smart WiFi keypad door lock, and a camera security system. Upstairs are three bedrooms including a comfortable primary suite, two full bathrooms, and convenient second-floor laundry. The lower level offers a versatile den ideal for a home office or recreation space. Enjoy relaxing on the balcony, while the heated double garage provides secure year-round parking and storage. Well-maintained and thoughtfully upgraded, this move-in ready home offers exceptional comfort, style, and convenience.