232 NOLANCREST HEIGHTS NW

CALGARY, ALBERTA
2,534 SQ FT ABOVE GRADE | 5 BEDROOMS | 3.5 BATHROOMS | WALKOUT WITH ILLEGAL SUITE

A FEW FEATURES WE LOVE ABOUT THIS HOME...

ACROSS FROM THE PARK, BACKING ONTO A PATHWAY
Positioned across from an expansive park and backing directly onto a walking path, this home offers a rare combination of privacy, open views, and outdoor connectivity. Enjoy greenspace both in front and behind the home while still being minutes from shopping, restaurants, and everyday amenities.

TWO KITCHENS AND OVER 3,500 SQ FT OF DEVELOPED SPACE
With 5 bedrooms, 3.5 bathrooms, two kitchens, a main floor office, a large bonus room and a fully developed walkout level, this home adapts as your needs change. Whether you're upsizing or simply want more room to live comfortably, the layout offers exceptional flexibility.

NEW: WALKOUT LEVEL FINISHED AS AN ILLEGAL SUITE
The walkout level is now a complete second living space, with new flooring, new lighting and a new kitchen with dark cabinetry and quartz countertops, plus 2 bedrooms, a full bathroom and its own laundry. The illegal suite is not registered with the City of Calgary and is not a legal rental as it stands.

MAIN FLOOR HIGHLIGHTS
- Spacious front foyer
- Private main floor office
- Open concept living, dining and kitchen area
- Gas fireplace in living room
- Large central island
- Walk through pantry
- Bright dining area with deck access
- Powder room
- Mudroom with garage access
- Double attached garage

Designed for both everyday living and entertaining, the main floor creates a natural gathering place for family and friends.

UPPER LEVEL
- Spacious bonus room
- Large primary retreat
- Walk in closet
- Five piece ensuite with dual vanities, soaker tub and separate shower
- Two additional bedrooms
- Full bathroom
- Convenient upper floor laundry

The thoughtful layout provides excellent separation between the primary bedroom and secondary bedrooms, creating both privacy and functionality.

THE WALKOUT LEVEL, FINISHED AS AN ILLEGAL SUITE
• New kitchen: dark cabinetry, quartz countertops, ceramic tile backsplash
• Cooktop, hood fan, microwave and refrigerator
• New flooring and new lighting
• Living area with a door at grade to the yard
• Two bedrooms, a full bathroom and its own laundry
• Storage room beside the fridge: open it up as a pantry or keep it closed
Not registered with the City of Calgary; legalization would need City permits.

OUTDOOR LIVING
Enjoy one of Nolan Hill's most desirable settings:
• Elevated rear deck
• Walkout patio
• Landscaped backyard
• Direct pathway access
• Across from extensive park space
• No immediate rear neighbours
• Family friendly streetscape
The outdoor setting creates a seamless connection between home, recreation, and nature.

COMMUNITY HIGHLIGHTS
• Located in desirable Nolan Hill
• Close to shopping and restaurants
• Easy access to major commuter routes
• Nearby parks and playgrounds
• Walking pathways throughout the community
• New K to 9 school under construction down the street
• Family oriented neighbourhood atmosphere

WHY YOU'LL LOVE IT
Large walkout homes in Nolan Hill rarely offer this combination of size, functionality, and location.
With over 3,500 sq ft of developed living space, five bedrooms, two kitchens, a walkout level, pathway access and park views, this is a home built for space today and flexibility for tomorrow.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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HELLO, Gorgeous!

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