

413, 355 Nolancrest Heights NW
Calgary, Alberta

MLS # A2207986



\$515,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,347 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub		
Inclusions:	N/A		

Whether you're a first-time buyer or savvy investor, this upgraded end-unit townhome in the desirable Nolan Hill community is a true gem! With 9-foot ceilings, a bright open-concept layout, and stylish modern finishes, it offers the perfect blend of comfort and sophistication. The chef's kitchen boasts quartz countertops, high-end maple cabinets, stainless steel appliances, and ample storage. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet, spa-like ensuite, and a convenient second-floor laundry. The fully finished walkout basement offers a large family room, additional storage, and a full bath, leading to a covered patio and low-maintenance yard. Bonus features include a single attached garage, driveway parking, and central air conditioning. It is conveniently located near parks, pathways, shopping, and Beacon Hill Shopping Centre. Move-in ready—don't miss this one!