

\$515,000 - 413, 355 Nolancrest Heights Nw, Calgary

MLS® #A2207986

\$515,000

3 Bedroom, 4.00 Bathroom, 1,347 sqft

Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

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.

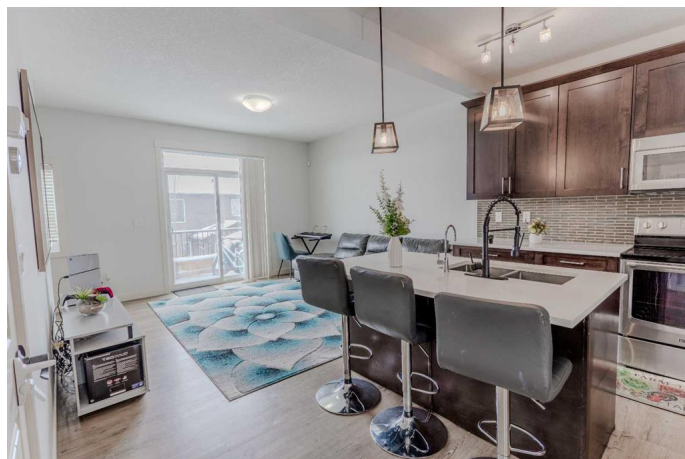
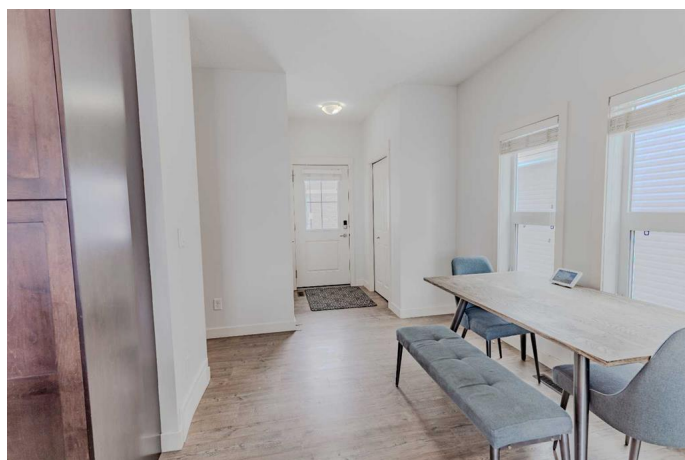
Move-in ready – don't miss this one!

Built in 2015

Essential Information

MLS® #

A2207986



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|----------------|---------------|
| Price | \$515,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,347 |
| Acres | 0.04 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 413, 355 Nolancrest Heights Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 4Z8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings, Electric Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|--|
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 50 |
| Zoning | M-1 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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