

# \$520,500 - 413, 355 Nolancrest Heights Nw, Calgary

MLS® #A2207986

**\$520,500**

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.

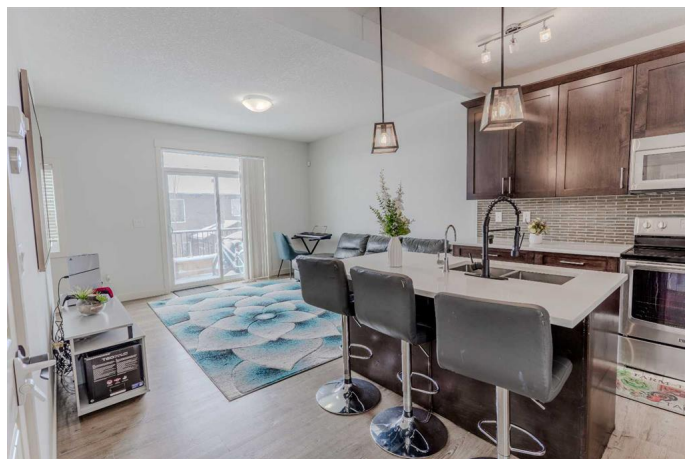
Move-in ready – don't miss this one!

Built in 2015

## Essential Information

MLS® #

A2207986



Price	\$520,500
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
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Lot Description	Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	30
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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