

# \$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.

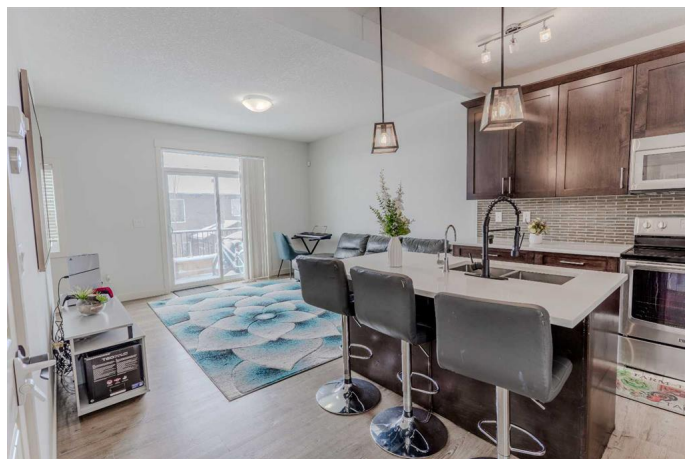
Move-in ready—don't miss this one!

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, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings  |
| 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 | 32              |
| Zoning         | M-1             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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