

\$539,900 - 413, 355 Nolancrest Heights Nw, Calgary

MLS® #A2207986

\$539,900

4 Bedroom, 4.00 Bathroom, 1,347 sqft
Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

Welcome home to this beautifully upgraded end-unit townhome in the sought-after Nolan Hill community! Featuring 9'™ ceilings, a bright open layout, and modern finishes, this home is designed for both comfort and style.

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.

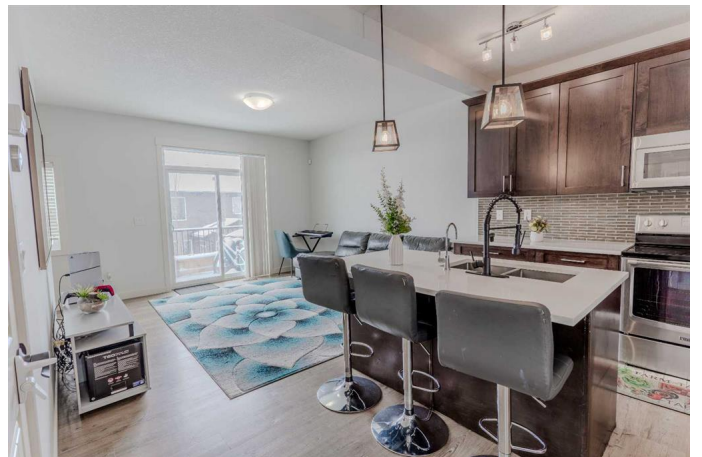
Bonus features include a single attached garage, driveway parking, a water softener, central air conditioning, and an ALKALINE WATER SYSTEM. It is conveniently located near parks, pathways, shopping, and Beacon Hill Shopping Centre.

Move-in ready! Don't miss this one!

Built in 2015

Essential Information

| | |
|--------|-----------|
| MLS® # | A2207986 |
| Price | \$539,900 |



| | |
|----------------|---------------|
| Bedrooms | 4 |
| 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, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | 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 | 2 |
| Zoning | M-1 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

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

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