



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1403, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2231937



\$445,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,388 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Garage door opener and one controller; All window coverings.

Welcome to this wonderful Nolan Park two bedroom property, both with en-suite baths. Nolan Park is well named! It has Parks, playgrounds and biking/walking paths directly adjacent for you to enjoy all year round. The entry level is a two car garage with a roomy foyer. Upstairs is a modern, functional kitchen with quartz counters, gleaming stainless steel appliances and an attractive hood fan. Adjacent to this is a dining room with access to a balcony with a gas line for your bbq. On the other side of the kitchen is a roomy, comfortable living room. Upstairs you will find two master suites, each with its own bathroom. There is a K-9 RCSS school under construction within walking distance. This property is in a fabulous location close to public transportation and shopping. Stony Trail and Beacon Hill are both close by. This is a great property… make it your home!