



GRASSROOTS
REALTY GROUP

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601, 355 Nolancrest Heights NW
Calgary, Alberta

MLS # A2232794



\$489,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,418 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Recessed Lighting		

Inclusions:	None
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Welcome to this gorgeous END UNIT townhouse in the vibrant community of Nolan Hill! Featuring 3 bedrooms and an attached tandem double garage, this home is nestled in the heart of one of Calgary's most sought-after neighborhoods. The main level boasts an inviting, open-concept layout filled with abundant natural light. The spacious living area is enhanced by large windows that create a bright and cheerful atmosphere. The modern kitchen is a dream for culinary enthusiasts, complete with quartz countertops, stainless steel appliances, and a convenient breakfast bar. Just off the kitchen, enjoy your private balcony—perfect for morning coffee or peaceful evening conversations. Upstairs, the upper level is dedicated to comfort and relaxation. The spacious primary bedroom features a 3-piece ensuite, while two additional bedrooms offer flexibility for a growing family, a home office, or guest space. Additional highlights include central air conditioning, upper-level in-suite laundry, and a natural gas hookup for your BBQ. Don't miss this one—book your private showing today!