



GRASSROOTS
REALTY GROUP

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**1401, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2252092



\$475,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,298 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, 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:	Kitchen Island, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to 1401-355 Nolancrest Heights NW – a stunning corner townhouse that feels like new! This bright and spacious 3 bedroom, 2.5 bathroom home is move-in ready and offers modern comfort with low-maintenance living. Inside, the inviting open-concept layout is filled with natural light from windows on two sides. The kitchen shines with stainless steel appliances, including a brand-new microwave with custom trim kit and a new dishwasher. The dining and living areas flow seamlessly together, creating the perfect space for everyday living and entertaining. Enjoy outdoor living with not one but two patios—an upper balcony for morning coffee and a ground-level patio area at the back for BBQs or relaxing evenings. Upstairs, you’ll find three generous bedrooms, including a bright primary suite with its own ensuite and walk-in closet. The home also offers the convenience of a double tandem attached garage, providing ample parking and storage. With its stylish design, modern updates, and excellent location, this townhouse truly combines functionality with lifestyle. Living in Nolan Hill means being part of a welcoming, family-friendly community with parks, playgrounds, walking paths, and quick access to major routes like Stoney Trail and Shaganappi Trail. Everyday essentials are just minutes away—including the Nolan Hill Car Wash, grocery stores, and local shops. For larger shopping trips, Beacon Hill Centre is nearby, offering Costco, Home Depot, Canadian Tire, and an array of dining options. Everything you need is right at your fingertips. Move-in ready, like brand-new—don’t miss your chance to call this corner unit home!