



GRASSROOTS
REALTY GROUP

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29 Nolancrest Gate NW
Calgary, Alberta

MLS # A2258512



\$475,000

Division:	Nolan Hill		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,411 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

Heating:	High Efficiency, Forced Air, Natural Gas, Space Heater	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Open House & middot; Saturday, October 4th & middot; 12–2PM This meticulously maintained end unit townhouse in Carnaby Heights, Nolan Hill offers over 1,600 sq. ft. of total living space and one of the most desirable locations in the complex, directly across from a lush greenspace. With its end-unit bump-out, extra windows, and triple pane windows throughout, the home is filled with natural light, quiet comfort, and energy efficiency. The main floor features a bright open-concept design with 9 ft ceilings, upgraded finishes, and a kitchen with quartz countertops, upgraded Samsung appliances, soft-close cabinetry, and a spacious island. Step out to the oversized balcony with a gas line for BBQs, perfect for entertaining. A large main floor laundry room and powder bath add day-to-day convenience. Upstairs are three bedrooms and two full bathrooms, including a spacious primary retreat with walk-in closet and ensuite. Additional features include Hunter Douglas blinds, central air conditioning, a NAVIEN tankless hot water heater, and a heated attached double garage with a large storage area. With snow removal and landscaping included, this home offers low-maintenance living just steps from parks, pathways, schools, and the shops and dining of Beacon Hill. With greenspace views, premium upgrades, and abundant natural light, this end unit rises above the competition and is truly one of Nolan Hill’s finest.