



GRASSROOTS
REALTY GROUP

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**707, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2259558



\$474,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 308
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry		

Inclusions: A/C unit is rent to own \$78.49+GST/mth includes maintenance (labour, parts & service plus an annual deep cleaning) can be assumed/transferred to the new owner. Two Shelving Units in upper spare bedroom room, all brackets for TV's.

A Wonderful Three-Bedroom Townhome in Nolan Hill Welcome to this beautifully appointed townhome in the heart of Nolan Hill, offering both style and functionality. From the moment you step inside, you'll appreciate the thoughtful design and inviting atmosphere. The main floor features stunning vinyl plank flooring and a bright, open layout. The kitchen is a true highlight with quartz countertops, timeless white shaker cabinets, stainless steel appliances, and a generous island—perfect for meal prep, casual dining, or gathering with friends and family. A large pantry adds plenty of storage, while the expansive dining area easily accommodates a big table for entertaining. Step out to your balcony, complete with a gas line for BBQs, and enjoy summer evenings in comfort. The living room is warm and welcoming, centered around a cozy electric fireplace. Upstairs, the primary suite is a private retreat with a walk-through closet featuring custom organizers and a spacious four-piece ensuite with dual sinks. Two additional bedrooms, a full bathroom, a large linen closet, and conveniently located laundry complete the upper level. The lower level offers flexibility with a bright den—ideal as a home office, workout space, or guest room—along with extra storage. From here, you'll access the attached double garage, which has plenty of room for vehicles plus seasonal storage. This well-managed complex provides ample visitor parking, while the community itself offers endless amenities just steps or a short drive away: shopping, restaurants, playgrounds, walking paths, and quick access to major roadways. This is more than a townhome—it's a lifestyle in the sought-after community of Nolan Hill. Come and see it for yourself!

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