



GRASSROOTS
REALTY GROUP

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

**1503, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2261268



\$475,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: alarm system, 2 wall fireplaces, closet organizer in 3rd bedroom, wall mirror near kitchen, 2 wall mirrors in dining room, wall mirror by basement stairs, all blinds and curtains, cabinet in basement work out area, racks in garage, deck box in garage

Welcome to this meticulously maintained, 3-bedroom townhouse that has everything you've been looking for (and maybe a few things you didn't even know you needed). The main floor is open, airy, and filled with natural light thanks to high ceilings and big windows overlooking the park. The heart of the home is the crisp white kitchen with full-height, cabinetry, a quartz-topped counters and an island with seating (perfect for homework, happy hour, or both), and premium finishes throughout. There is plenty of space for a dining table and even your biggest living room furniture. Lots of storage and a half bath along with a balcony overlooking the park rounds out the main floor. Upstairs, you'll find a spacious primary suite with walk-in closet and full ensuite, plus two more bedrooms and another full bath plus laundry. One of the bedrooms has been transformed into the ultimate dream closet — think boutique vibes with room for all your shoes — but it can easily return to bedroom status if that's what you need. The fully developed walkout basement is a show-stopper: a huge family/rec room with full bathroom and a walkout to the lower patio. Ideal for movie nights, a teenager's hangout, or even a roommate who likes their own space with a separate entrance. Storage will never be a problem either, with cupboards everywhere and a large dedicated storage room downstairs. You will love the convenience of the attached garage with an additional parking spot in the driveway. Outside your door, you'll enjoy direct access to the park, pathways, and a playground — a family-oriented community that feels like an extension of your own backyard. Condo fees are low, the complex is well maintained, and the lifestyle is unbeatable. Fresh, stylish, practical, and just a little fun — this townhouse is ready to welcome

you home.