



GRASSROOTS
REALTY GROUP

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**1101, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2267525



\$490,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,227 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

---OPEN HOUSE Saturday Nov 22 from 1 to 3 PM--- This stunning 3-bedroom, 4-bathroom CORNER UNIT townhouse in Nolan Hill offers an exceptional layout designed for family living. The main floor welcomes you with a beautiful kitchen featuring tons of storage and a convenient island, flowing seamlessly into a dining area and living space that opens to a private balcony overlooking serene green space and walking paths. The corner location provides an abundance of natural light through extra windows, creating a bright and inviting atmosphere throughout. Upstairs, you'll find all three bedrooms plus the convenience of an upper-level laundry with washer and dryer included. The finished walkout basement is a true bonus, offering a massive open area perfect for a family rec room, complete with its own bathroom and an additional room ideal for storage. This well-managed complex features impressively low monthly utilities of just \$308, making it an incredibly appealing investment for any buyer. With its prime corner location, and unbeatable value, this townhouse won't last long. Book your viewing today before it's too late!