



GRASSROOTS
REALTY GROUP

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**803, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2278053

\$449,750



Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,281 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

A beautifully refined and extensively upgraded 2 bed, 2 ensuite residence offering air conditioned comfort, enhanced quiet, and sweeping east facing views. Crafted for those who appreciate quality and tranquility, this home features professionally installed Hush City soundproofing in both the living room and primary suite, creating a serene and private retreat. The chef inspired kitchen exudes sophistication with 2cm quartz countertops, upgraded soft close cabinetry, a full height tile backsplash, chimney style hood fan, silgranit double undermount sink with premium faucet, pendant lighting over an impressive 8'9" island, and upgraded stainless steel appliances with water/ice. The primary suite delivers a spa like experience with a comfort height double vanity with drawers, full height linen tower, undermount sinks with 2cm quartz countertops, and a generous walk in shower with sliding glass door. Throughout the home, enjoy LVP flooring on the main level, upgraded tile in the bathrooms, knockdown ceilings, Hunter Douglas Silhouettes, and a stacked Samsung laundry pair. Outdoor living is elevated with a covered Duradek patio and gas line—perfect for peaceful mornings or relaxed evening entertaining. A rare double tandem garage easily accommodates two SUVs with additional storage space. Mechanical upgrades include a 50 gallon hot water tank, high efficiency furnace, and HRV for superior air quality. A sophisticated, move in ready home that offers comfort, quiet luxury, and an effortlessly elevated lifestyle. Exceptionally upgraded and impeccably maintained, this is a rare offering not to be missed.