



**413, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2292116



\$495,000

Division:	Nolan Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV hangers

Welcome to this beautifully maintained Cardel Lifestyles custom-built home in the sought-after community of Nolan Park, featuring a fully developed walkout basement and a bright, open-concept design. The main floor offers 9' ceilings and a spacious layout, highlighted by quality finishes including knockdown ceilings, upgraded baseboards, and modern fixtures throughout. The chef-inspired kitchen is complete with quartz countertops, rich maple cabinetry, stainless steel appliances, and ample storage, making it perfect for both everyday living and entertaining. A generous living room, dining area, and convenient powder room complete the main level. Upstairs you'll find three comfortable bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-floor laundry room add to the functionality of the upper level. The fully finished walkout basement provides extra living space with a large family room, 4-piece bathroom, and additional storage, with direct access to a covered patio and backyard—ideal for relaxing or entertaining. Additional highlights include a single attached garage with driveway parking and a fantastic location close to parks, pathways, shopping, and dining, with quick access to Beacon Hill Shopping Centre, Walmart, and major routes. A perfect opportunity to own a move-in ready home in a growing NW community.