



GRASSROOTS
REALTY GROUP

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

23 Nolancrest Gate NW
Calgary, Alberta

MLS # A2142596



\$465,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, On Street, Tandem		
Lot Size:	-		
Lot Feat:	Lawn, Low Maintenance Landscape, Views		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 304
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY JUNE 23rd 5:00-6:30pm. Welcome to this inviting townhouse, perfect for first-time home buyers, investors, or those looking to downsize. Located in a family-friendly community, this home offers modern living with an open floor plan and 9' ceilings that create a spacious and airy atmosphere. Enjoy the view of the massive green space from the comfort of your home. The heated double tandem garage provides ample parking and storage, while the Central A/C ensures comfort throughout the seasons. The main floor features a convenient half bath, chefs kitchen with modern SS appliances and a versatile living space that opens to a rear south-facing deck. Along with a spacious dining area, there is a separate coffee nook at the entry and access to your front patio complete with a BBQ gas line for outdoor cooking and entertainment while looking out to the unobstructed green space. The functional kitchen is a chef's delight; offering ample counter space, full-height cabinets and Quartz countertops which are throughout the home and add a touch of elegance and durability. Upstairs, you'll find two primary retreats, each with its own 4-piece ensuite. The first bedroom boasts a walk-in closet with a window, providing natural light and storage space. The second bedroom features a walk-through closet, offering convenience and style. This home is ideally situated close to all amenities, including shopping centres, medical facilities, restaurants, schools, parks, and pathways. Don't miss the opportunity to own this stylish and functional townhouse in a desirable community!