



**373 Nolancrest Heights NW  
Calgary, Alberta**

**MLS # A2143274**



**\$575,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting, Paved, Rectangular Lot, Sloped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 373 Nolancrest Heights NW, where modern convenience meets spacious elegance. This end unit townhome boasts almost 1,700 Sq ft living space and a host of desirable features, including a double attached garage ensuring both security and convenience. Step inside to discover a beautifully designed main floor, highlighted by a private balcony perfect for morning coffees or evening relaxation. The kitchen is a chef's dream, featuring sleek quartz countertops that complement the contemporary cabinetry. Downstairs, a finished partial basement offers a versatile flex area, ideal for a home office, gym, or entertainment space, providing endless possibilities to suit your lifestyle needs. Upstairs, you'll find three generous bedrooms, each designed for comfort and privacy, plus a laundry center for your convenience. The master bedroom includes an ensuite bathroom, while an additional full bath serves the other bedrooms, ensuring everyone has their own space. Located in the vibrant community of Nolan Hill, this home combines tranquility with urban accessibility, offering nearby parks, shopping, and dining options. Don't miss your chance to own this perfect blend of modern living and practical design. Contact us today to schedule your private viewing and experience all that this gorgeous home has to offer.