



**509, 355 Nolancrest Heights NW  
Calgary, Alberta**

**MLS # A2157588**



**\$514,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Full, Unfinished, 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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NONE

"One of the best built, multi-family townhouses in Nolanhill, built by "Cardel" with a great floorplan for 3 bedrooms and 2.5 baths. As you step inside, you'll be greeted by the bright and airy atmosphere, with 9ft knock-down ceilings, luxury vinyl plank flooring, and recessed pot lighting that illuminates the space. The kitchen is a true highlight, featuring beautiful quartz countertops, stainless steel appliances, and a subway tile backsplash that adds a modern and sleek touch. A generous pantry completes the kitchen; it's a chef's dream come true! Next to the kitchen, there is a charming balcony where you can bring the outdoors in! The open floor plan seamlessly connects the bright kitchen to the lovely dining area, making it perfect for entertaining guests. The living room is flooded with natural light, creating a warm and inviting ambiance. Thoughtfully tucked away from the main living area is a powder room that completes this level. Heading upstairs, there are three generous bedrooms. The primary bedroom is a sanctuary of comfort and style, complete with an ensuite bathroom, a generous-sized walk-in closet. A spacious garage attached to your home, along with a front driveway for extra parking. Location is key, and this home is close to a variety of amenities such as Costco, Walmart, Sobeys, and Shoppers Drug Mart - the list goes on! You'll have everything you need just moments away.