



507, 355 Nolancrest Heights  
Calgary, Alberta

MLS # A2183920



**\$559,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

This is the home you've been waiting for! Sit back, relax, and enjoy this beautiful and spacious property featuring 3 bedrooms and 2.5 baths. The modern kitchen boasts sleek cabinets and elegant quartz countertops, perfectly complementing the upgraded open-concept design. Exceptionally well-designed with great flow, spacious rooms, and abundant natural light, this home is ideal for comfortable living. It also includes a double attached garage with a full driveway for a third vehicle and a fully finished basement that provides a large recreational space. Located in a fabulous area, you will be just minutes away from restaurants, shopping, grocery stores, transit, walking paths, and easy access to major roads. The only thing missing from this home is you! Virtual Tour Available!