



GRASSROOTS
REALTY GROUP

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

MLS # A2207986

\$539,900



Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,347 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: N/A

Welcome home to this beautifully upgraded end-unit townhome in the sought-after Nolan Hill community! Featuring 9' ceilings, a bright open layout, and modern finishes, this home is designed for both comfort and style. The chef's kitchen boasts quartz countertops, high-end maple cabinets, stainless steel appliances, and ample storage. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet, spa-like ensuite, and a convenient second-floor laundry. The fully finished walkout basement offers a large family room, additional storage, and a full bath, leading to a covered patio and low-maintenance yard. Bonus features include a single attached garage, driveway parking, a water softener, central air conditioning, and an ALKALINE WATER SYSTEM. It is conveniently located near parks, pathways, shopping, and Beacon Hill Shopping Centre. Move-in ready—don't miss this one!