



GRASSROOTS
REALTY GROUP

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59 Nolancrest Gate NW
Calgary, Alberta

MLS # A2209425



\$499,999

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Dry Bar, See Remarks		

Inclusions: Black cabinet in garage, smart home equipment garage, entertainment centre, bar voice activated. Under cabinet lighting.

Discover this exquisite 3-bedroom, 2.5-bath townhome in the highly desirable Nolan Hill neighborhood! Ideally situated near Sarcee Trail, Shaganappi Trail, shopping, dining, and schools, this home blends luxury with practicality. As you step inside, you're greeted by an open-concept living area, featuring a stunning kitchen that's perfect for hosting. With premium finishes, abundant counter space, and top-of-the-line appliances, it's every chef's dream. The built-in dry bar adds a refined touch for those who love to entertain. The spacious master suite boasts a large walk-in closet with a custom organizer, offering ample storage while keeping your wardrobe beautifully organized. The two additional bedrooms are generously sized, providing plenty of space for family or guests. With impeccable attention to detail and thoughtful design throughout, this home is truly a must-see. Don't miss the opportunity to make it yours!