



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

**MLS # A2292116**



**\$495,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full	<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>	No Smoking Home		

**Inclusions:** TV hangers

Welcome to this beautifully maintained Cardel Lifestyles custom-built home in the sought-after community of Nolan Park, featuring a fully developed walkout basement and a bright, open-concept design. The main floor offers 9' ceilings and a spacious layout, highlighted by quality finishes including knockdown ceilings, upgraded baseboards, and modern fixtures throughout. The chef-inspired kitchen is complete with quartz countertops, rich maple cabinetry, stainless steel appliances, and ample storage, making it perfect for both everyday living and entertaining. A generous living room, dining area, and convenient powder room complete the main level. Upstairs you'll find three comfortable bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-floor laundry room add to the functionality of the upper level. The fully finished walkout basement provides extra living space with a large family room, 4-piece bathroom, and additional storage, with direct access to a covered patio and backyard—ideal for relaxing or entertaining. Additional highlights include a single attached garage with driveway parking and a fantastic location close to parks, pathways, shopping, and dining, with quick access to Beacon Hill Shopping Centre, Walmart, and major routes. A perfect opportunity to own a move-in ready home in a growing NW community.