



203, 355 Nolancrest Heights NW
Calgary, Alberta

MLS # A2298999

\$435,000



Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: Dining Room Book Shelves, Living Room TV Mount (No TV), Wall-mounted display cabinets beside the TV, BBQ and patio lighting/furniture, Doorbell Camera, Garage Security Camera

Welcome to this beautifully maintained and thoughtfully upgraded townhouse in the highly sought-after Experience elevated comfort in this beautifully maintained and thoughtfully upgraded townhouse in the highly sought-after community of Nolan Hill, featuring CENTRAL AIR CONDITIONING for year-round climate-controlled luxury. Designed with both style and functionality in mind, this exceptional residence welcomes you with soaring ceilings, an open-concept layout, and expansive windows that flood the home with natural light, creating a bright and sophisticated atmosphere throughout. The stunning contemporary kitchen serves as the heart of the home, showcasing elegant quartz countertops, sleek shaker cabinetry, stainless steel appliances, and an oversized breakfast bar that seamlessly connects to the dining and living spaces—ideal for entertaining guests or enjoying everyday living. Just off the kitchen, step onto your private balcony, complete with a gas line for BBQs, offering the perfect setting for morning coffee or relaxing summer evenings. Upstairs, the thoughtfully designed floorplan features two spacious primary retreats, each appointed with a walk-in closet and its own private 4-piece ensuite. Both ensuites have been enhanced with upgraded pot lighting above the showers—a premium post-possession upgrade rarely found in comparable units. Convenient upper-level laundry further enhances everyday living. The welcoming lower level provides access to the attached tandem garage, offering generous space for parking, storage, and recreational gear. Ideally situated close to parks, walking pathways, shopping, and major commuter routes, this exceptional home presents a rare opportunity to enjoy refined, low-maintenance living in one of Northwest Calgary's most desirable communities.