



GRASSROOTS

REALTY GROUP

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**1409, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2310505



\$419,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Slab	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: all window coverings and hardware, floating shelves x2 (primary ensuite), central air conditioning, garage door opener, garage remote, all keys

\$15,000 PRICE DECREASE! Wow! PRICE, PRICE, PRICE!! An INCREDIBLE PRICE POINT and AMAZING OPPORTUNITY for the Savvy Buyer!!! Proudly presenting Unit #1409, 355 Nolancrest Heights NW at an EXCEPTIONAL VALUE in the desirable community of Nolan Hill. This immaculate 2-bedroom, 2.5-bathroom walk-up townhome offers outstanding value and stylish, low-maintenance living. Combining open-concept design, contemporary finishes, and meticulous upkeep, this 1,378 SF residence is thoughtfully designed to balance everyday comfort with inviting spaces for entertaining. The impressive kitchen showcases a sophisticated palette of extended cabinetry, quartz countertops, stainless steel appliances, an expansive island, and a convenient pantry. Luxury vinyl plank flooring brings casual elegance throughout the bright and airy main living area creating a warm and welcoming atmosphere for gathering with family and friends while the dedicated dining area easily accommodates seating for six or more. The convenient powder room completes the main level. Upstairs, the home features two generously sized bedrooms each with its own private ensuite. The sunny primary retreat boasts a spacious walk-in closet and a spa-inspired ensuite with dual sinks, quartz countertops, additional storage, and a luxurious-sized shower. The versatile secondary bedroom with ensuite is ideal as a guest room, home office, gym, or additional bedroom while the upper-floor laundry adds everyday convenience to this thoughtfully designed home. Other notable features of this special gem include: 1) 2-car tandem garage, 2) central air conditioning, 3) two outdoor sitting areas, and 4) affordable condo fees. Maintained in exceptional condition this home is truly move-in ready. Enjoy excellent access to amenities, green spaces, walking paths, transit, major routes, and shopping.

This special property delivers it all – a beautiful home, wonderful lifestyle, and REMARKABLE PRICE! Be the first to make the move!!