



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

MLS # A2317013



\$469,900

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

| | | | |
|--------------------|----------------------------|-------------------|----------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 325 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: TV hangers

RARE CORNER UNIT | FULLY FINISHED WALKOUT BASEMENT | ILLEGAL SUITE POTENTIAL | PRIME NW LOCATION Welcome to this rare corner-unit townhome in the sought-after community of Nolan Hill, offering over 1,364 sq. ft. of stylish living space plus a fully finished walkout basement with illegal suite potential. The fully developed basement features a spacious 330+ sq. ft. recreation room that was previously configured as a bedroom, living area, along with a full 4-piece bathroom, storage area, and separate walkout entrance from the rear—providing excellent potential for an illegal suite (on buyer's expense). The main floor showcases a modern open-concept design with 9-foot ceilings, knockdown ceilings, upgraded baseboards, contemporary fixtures, and abundant natural light. The chef-inspired kitchen is appointed with quartz countertops, rich maple cabinetry, stainless steel appliances, and ample storage and prep space. A spacious living room, dining area, and convenient powder room complete the level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and an upper-floor laundry room provide excellent functionality for families. Additional highlights include a single attached garage, driveway parking, and a move-in-ready condition throughout. Ideally located just minutes—or a short walk—from Costco, T&T Supermarket, restaurants, shopping, transit, and everyday amenities. Enjoy quick access to major roadways and benefit from the future K‐9 Catholic school scheduled to open in 2027. A fantastic opportunity to own a well-appointed townhome with walkout basement potential in one of Northwest Calgary's fastest-growing communities.