



GRASSROOTS

REALTY GROUP

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**1201, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2317089

\$434,900



Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

PRICE REDUCTION!!! Welcome to this stunning end-unit townhouse built in 2021, in the highly sought-after community of Nolan Hill—where modern design, thoughtful upgrades, and an unbeatable location come together to create the perfect home for today’s buyer. From the moment you step inside, you’re greeted by a bright, open-concept layout with 9-ft ceilings, expansive windows, and an airy flow that instantly feels like home. The main living space is flooded with natural light, enhancing the elegant luxury vinyl plank flooring and creating an inviting atmosphere ideal for both relaxing and entertaining. The chef-inspired kitchen is a true showstopper, featuring quartz countertops, sleek cabinetry with dovetailed soft-close drawers, stainless steel appliances, and a built-in oven and microwave. A spacious breakfast bar seamlessly connects the kitchen to the dining and living areas—perfect for hosting guests or enjoying everyday meals. Step out onto your private balcony, complete with a gas line for BBQ, making outdoor living effortless. Upstairs, this smartly designed home offers two generous primary suites, each with walk-in closets and their own 4-piece ensembles—ideal for families, guests, or roommates seeking privacy and comfort. You’ll also appreciate the convenience of top-floor laundry with an energy-efficient washer and dryer. Additional highlights include central air conditioning for year-round comfort and a double tandem attached garage, providing ample parking and extra storage space. Located in a quiet, well-managed complex, this home is just minutes from parks, scenic pathways, shopping, restaurants, and major routes—making daily life incredibly convenient while still enjoying the tranquility of a residential setting. End units like this, meticulously maintained, and move-in

ready—don’t last long. This is your opportunity to secure a premium home in one of NW Calgary’s most desirable communities. Book your showing today and experience everything this exceptional property has to offer!