



GRASSROOTS
REALTY GROUP

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**611, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2329404



\$424,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Welcome to this bright and beautifully finished two storey townhome in the heart of Nolan Hill. Step inside to wide-plank LVP flooring flowing through the open concept main floor, where the kitchen takes center stage with quartz countertops, a stylish backsplash, stainless steel appliances, and an island with a breakfast bar that's perfect for morning coffee or casual meals. Clean, quiet cabinetry keeps the space feeling calm and put together. Just off the dining area, a private balcony gives you a spot to step outside for fresh air or an evening drink. Upstairs, carpet underfoot leads to two generously sized bedrooms, each with its own ensuite. The primary retreat includes a walk-in closet and a 4 piece ensuite with double sinks, while the second bedroom offers a large walk-in closet of its own and a 4-piece ensuite, ideal for roommates, guests, or family who value their own space. A full-size washer and dryer are conveniently located on this upper level too, so laundry never means a trip up and down the stairs. The single attached garage brings extra versatility with a bonus room at the back and a door out to the backyard, giving you flexible space for storage, a workshop, or a mudroom setup. Prefer more parking? The wall can come down to open it up into a tandem parking configuration. Central air conditioning keeps things comfortable through Calgary's warmer months. Set in Nolan Hill, one of northwest Calgary's newer master-planned communities, this home puts you close to the castle-themed. Nolancrest Castle Playground and the neighbourhood's extensive network of parks, ponds, and pathways. Nolan Hill's Gates offer restaurants, personal services, and grocery access, and with quick connections to Stoney Trail, Shaganappi Trail, and Sarcee Trail, downtown Calgary is ~25–30 minutes away and the airport around ~15 –25 minutes. Whether you're

heading out for a hike at Nose Hill Park or grabbing groceries close to home, this location keeps you connected without sacrificing that quiet, tucked-away feel. Perfect for young professionals, investors, or young families just getting started this is a great option to live in the NW. Book your showing today!