



GRASSROOTS
REALTY GROUP

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1109, 355 Nolancrest Heights NW
Calgary, Alberta

MLS # A2350930

\$485,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 3.5-bathroom townhouse in the desirable community of Nolan Hill! Featuring a functional layout and stylish upgrades, this home offers comfortable living with plenty of space for the whole family. The main floor showcases an inviting open-concept design, with a well-appointed kitchen featuring upgraded cabinetry, ample storage, and a convenient central island. The kitchen flows seamlessly into the dining and living areas, with access to a private balcony where you can enjoy beautiful north-facing views overlooking peaceful green space and walking paths. Upstairs, you'll find three bedrooms and the convenience of upper-level laundry, with the washer and dryer included. The professionally renovated walkout basement offers an impressive extension of the home's living space, featuring a large open recreation area with matching flooring carried through from the main floor, a full bathroom, and a dedicated storage room. With its functional layout, upgraded finishes, and a location close to parks and walking paths, this property is an excellent opportunity for families, first-time buyers, or investors. The monthly condo fee is \$324. Don't miss your opportunity to own in the sought-after community of Nolan Hill—book your private showing today!