



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 NOLANCREST Heights #509, Calgary T3R 0Z9**

MLS®#: **A2157588**      Area: **Nolan Hill**      Listing **08/14/24**      List Price: **\$524,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 14-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **1,579 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,338**  
 Low Sqft:  
 Ttl Sqft: **1,338**

DOM

**35**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Front Drive,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`11" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 11`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 8`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 8`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`6" x 3`4"</b>
<b>Other</b>	<b>Basement</b>	<b>28`11" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **1610613**

Remarks

Pub Rmks: **“OPEN HOUSE Sat 2-4 Sept 21 “One of the best built, multi-family townhouses in Nolanhill, built by "Cardel" with a great floorplan for 3 bedrooms and 2.5 baths. As you step inside, you'll be greeted by the bright and airy atmosphere, with 9ft knock-down ceilings, luxury vinyl plank flooring, and recessed pot lighting that illuminates the space. The kitchen is a true highlight, featuring beautiful quartz countertops, stainless steel appliances, and a subway tile backsplash that adds a modern and sleek touch. A generous pantry completes the kitchen; it's a chef's dream come true! Next to the kitchen, there is a charming balcony where you can bring the outdoors in! The open floor plan seamlessly connects the bright kitchen to the lovely dining area, making it perfect for entertaining guests. The living room is flooded with natural light, creating a warm and inviting ambiance. Thoughtfully tucked away from the main living area is a powder room that completes this level. Heading upstairs, there are three generous bedrooms. The primary bedroom is a sanctuary of comfort and style, complete with an ensuite bathroom, a generous-sized walk-in closet. A spacious garage attached to your home, along with a front driveway for extra parking. Location is key, and this home is close to a variety of amenities such as Costco, Walmart, Sobeys, and Shoppers Drug Mart - the list goes on! You'll have everything you need just moments away. A RARE FIND!**

Inclusions: **NONE**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











