



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 NOLANCREST Heights #211, Calgary T3R0Z9**

MLS®#: **A2163358**

Area: **Nolan Hill**

Listing Date: **09/05/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,414**  
Low Sqft:  
Ttl Sqft: **1,414**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached,Tandem**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island**  
Utilities:

Room Information

| Room                     | Level        | Dimensions           | Room                | Level        | Dimensions           |
|--------------------------|--------------|----------------------|---------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`0" x 15`0"</b>  | <b>Dining Room</b>  | <b>Main</b>  | <b>10`0" x 11`4"</b> |
| <b>Living Room</b>       | <b>Main</b>  | <b>11`7" x 15`3"</b> | <b>Bedroom</b>      | <b>Upper</b> | <b>9`11" x 10`9"</b> |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`8" x 11`0"</b> | <b>Bedroom</b>      | <b>Upper</b> | <b>10`1" x 8`3"</b>  |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>0`0" x 0`0"</b>   | <b>4pc Bathroom</b> | <b>Upper</b> | <b>0`0" x 0`0"</b>   |
| <b>4pc Ensuite bath</b>  | <b>Upper</b> | <b>0`0" x 0`0"</b>   |                     |              |                      |

Legal/Tax/Financial

Condo Fee:  
**\$286**

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

Zoning:  
**M-1 d100**

Legal Desc: **1610613**

Remarks

Pub Rmks: **Discover this charming corner townhouse in the highly desirable community of Nolan Hill. The main floor offers an open-concept layout, featuring vinyl plank flooring and an abundance of natural light that fills the kitchen, dining, and living areas. This level also includes a convenient 2-piece bathroom and access to a balcony. Upstairs, you'll find a generously sized master bedroom with a 4-piece ensuite and walk-in closet. Two additional bedrooms, another 4-piece bathroom, and a laundry area complete the upper level. With a tandem garage, driveway parking, and nearby amenities, this home is a must-see. Contact us today to schedule your private tour!**

Inclusions:  
Property Listed By: **na**  
**MaxWell Capital Realty**

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











