



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**

DOM

76
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

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
Kitchen	Main	8`0" x 15`0"
Living Room	Main	11`7" x 15`3"
Bedroom - Primary	Upper	11`8" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 11`4"
Bedroom	Upper	9`11" x 10`9"
Bedroom	Upper	10`1" x 8`3"
4pc Bathroom	Upper	0`0" x 0`0"

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











