



THE
A-TEAM

**RE/MAX
FIRST**

355 NOLANCREST Heights #107, Calgary T3R0Z9

MLS®#: **A2165750**

Area: **Nolan Hill**

Listing Date: **09/13/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,349**
Low Sqft:
Ttl Sqft: **1,349**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

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**

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 11`7"
Bedroom - Primary	Upper	15`1" x 11`10"
Laundry	Upper	5`8" x 7`11"
4pc Ensuite bath	Upper	4`11" x 7`11"
Dining Room	Main	11`6" x 11`5"

Room	Level	Dimensions
Kitchen	Main	13`10" x 8`4"
Bedroom - Primary	Upper	15`7" x 11`6"
4pc Bathroom	Upper	4`10" x 7`11"
2pc Bathroom	Main	7`3" x 4`7"

Legal/Tax/Financial

Condo Fee:
\$282

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1610613**

Remarks

Pub Rmks: **Welcome to this lovely townhome in Nolan Hill. The open concept main level features a large bright living room, dining area, 2 piece powder room and an open kitchen with eating bar, ample cabinets, separate pantry and sliding doors to the rear deck overlooking the green space complete with a n-gas BBQ hook up- perfect for entertaining and relaxing. The upper level has 2 primary bedrooms each with a full 4 piece ensuite and walk in closet- additionally a large laundry room is a rare and huge bonus. The double tandem garage has extra storage and a walk out main level patio facing the green belt. This home is in excellent condition, very lightly lived in and shows pride of ownership.**

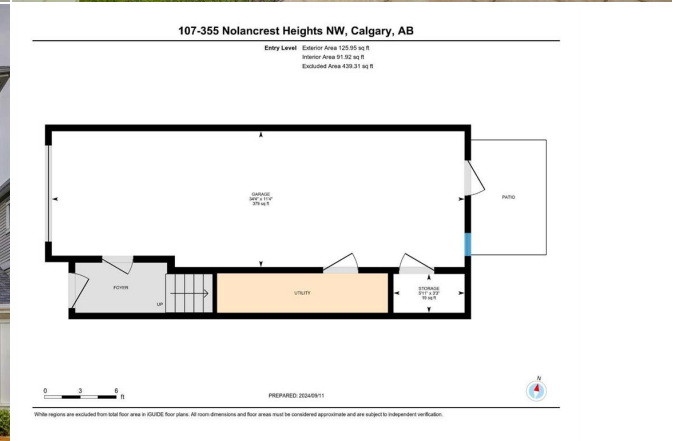
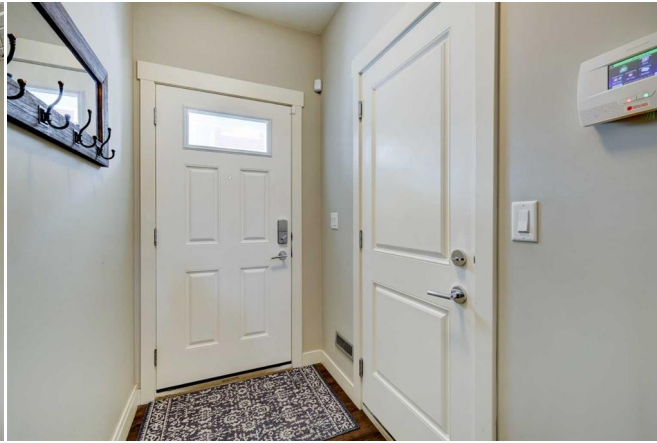
Inclusions:
Property Listed By: **NA
Century 21 Bamber Realty LTD.**

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









107-355 Nolancrest Heights NW, Calgary, AB

Main Floor Exterior Area 652.54 sq ft
Interior Area 543.43 sq ft



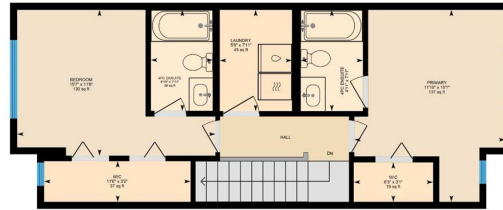
PREPARED: 2024/09/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

107-355 Nolancrest Heights NW, Calgary, AB

2nd Floor Exterior Area 620.51 sq ft
Interior Area 581.38 sq ft



PREPARED: 2024/09/11



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