

355 NOLANCREST Heights #709, Calgary T3R 0Z9

MLS®#: **A2183357** Area: **Nolan Hill** Listing Date: **12/16/24** List Price: **\$529,999**
 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: **1,485 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmnt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`0" x 12`0"	Bedroom	Second	9`6" x 13`4"
Bedroom	Second	9`8" x 10`8"	4pc Bathroom	Second	5`6" x 7`10"
3pc Bathroom	Second	6`3" x 9`1"	Laundry	Second	3`7" x 3`2"
2pc Bathroom	Main	4`8" x 7`3"	Dining Room	Main	10`3" x 11`8"
Kitchen	Main	12`6" x 12`11"	Living Room	Main	12`0" x 15`1"
Office	Basement	12`1" x 14`5"			

Legal/Tax/Financial

Condo Fee:
\$308

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610613**

Remarks

Pub Rmks: **Welcome to this spacious and beautifully appointed end-unit townhome in the desirable Nolanhill community. Boasting 1,427.73sq. ft. of living space, this home offers the perfect blend of comfort, style, and functionality, with a double-attached, professionally finished garage. Upon entering, you'll immediately be struck by the abundance of natural light streaming through the large windows, perfectly complemented by the gorgeous custom window coverings throughout. The open-concept main floor is ideal for entertaining, with a well-designed kitchen as the focal point, featuring a stunning quartz eat-at island, upgraded pendant lighting, and recessed pot lights that create a bright, inviting atmosphere. The adjacent dining area offers ample space for your table and provides access to a west-facing deck through a glass patio door—perfect for enjoying evening sunsets. Upstairs, the spacious master suite offers large windows. The ensuite is designed to impress with a fully tiled shower with a glass door, potlights for added ambiance, and sleek vanity drawers for all your storage needs. Two additional generous-sized bedrooms share the main bath, and the convenience of a stacked laundry area with a high-efficiency washer and dryer completes this level. The professionally finished basement is a true bonus, featuring a large den with ample natural light. This versatile space could easily be converted into a fourth bedroom, home office, gym, or playroom, adapting to your needs. Situated in an ideal location within the complex, this unit offers visitor parking right outside the front door, with easy access to the mailboxes and other community amenities. The home is within walking distance to local shopping, pathways, playgrounds, and playing fields. The established and quiet community offers a peaceful atmosphere while maintaining convenient access to major routes for commuting and exploring the wider city. This townhome is the perfect combination of modern design, practicality, and community living. Don't miss your chance to make it your own!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









