



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 NOLANCREST Heights #507, Calgary T3R 0Z9**

MLS®#: **A2183920**

Area: **Nolan Hill**

Listing Date: **12/17/24**

List Price: **\$559,900**

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:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,333**  
Low Sqft:  
Ttl Sqft: **1,333**

DOM

**36**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`10" x 12`9"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 12`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`8" x 13`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>17`9" x 12`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`0" x 3`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$290**

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

Zoning:  
**M-1**

Legal Desc: **1610613**

Remarks

Pub Rmks: **This is the home you've been waiting for! Sit back, relax, and enjoy this beautiful and spacious property featuring 3 bedrooms and 2.5 baths. The modern kitchen boasts sleek cabinets and elegant quartz countertops, perfectly complementing the upgraded open-concept design. Exceptionally well-designed with great flow, spacious rooms, and abundant natural light, this home is ideal for comfortable living. It also includes a double attached garage with a full driveway for a third vehicle and a fully finished basement that provides a large recreational space. Located in a fabulous area, you will be just minutes away from restaurants, shopping, grocery stores, transit, walking paths, and easy access to major roads. The only thing missing from this home is you! Virtual Tour Available!**

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

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



















