

\$499,900 - 1005, 355 Nolancrest Heights Nw, Calgary

MLS® #A2085870

\$499,900

3 Bedroom, 4.00 Bathroom, 1,247 sqft

Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

Prepare to be captivated by this exceptional 3 bedroom, 3.5 bathroom, 2-storey townhouse with a fully developed walk-out basement that embodies the perfect combination of upgraded sophistication and incredible views. Offering over 1700 square feet of meticulously upgraded living space, this property is a true gem nestled in the popular NW community of Nolan Hill. Backing onto a lush green space, it promises a lifestyle of comfort and convenience that you'll cherish. As you step inside, you'll immediately appreciate the thoughtfully designed layout, flooded with natural light and upgraded features throughout. The open-concept kitchen is a culinary enthusiast's dream, showcasing upgraded stainless steel appliances, including an induction stove top and a french door fridge with an ice maker. The 41-inch upper cabinets not only provide ample storage but also add a touch of contemporary elegance. The living space extends seamlessly to the walkout basement, a fully developed area that offers versatility and features a 4 piece bathroom. Imagine enjoying your morning coffee or hosting gatherings on the deck, complete with a convenient gas line. The upper level has the spacious primary bedroom with a walk-in closet and a 3 piece bathroom. There are 2 more good sized bedrooms up, a 4 piece bathroom and the laundry room is conveniently located on the top floor. Take in the stunning green space views from both the main floor and the basement, creating a sense of



tranquility and privacy that is truly special. Hunter Douglas blinds have been tastefully added throughout, offering both style and functionality. This townhouse boasts central air conditioning, ensuring your comfort year-round, and the single attached garage adds convenience and extra storage space. The proximity to shopping centers and various amenities is the icing on the cake, making your daily life effortless and enjoyable. With upgraded pot lights throughout, a fully modernized basement bathroom, and a walkout basement, this property has been lovingly crafted to provide the utmost in quality and style. This is your opportunity to secure a home that offers spacious living, stunning upgrades, breathtaking views, and a coveted location in the popular NW community of Nolan Hill. Contact us today to arrange a viewing and make this extraordinary townhouse your new haven.

Built in 2017

Essential Information

MLS® #	A2085870
Price	\$499,900
Sold Price	\$515,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,247
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1005, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 19th, 2023
Days on Market	14
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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