

\$458,700 - 1209, 355 Nolancrest Heights Nw, Calgary

MLS® #A2119566

\$458,700

2 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

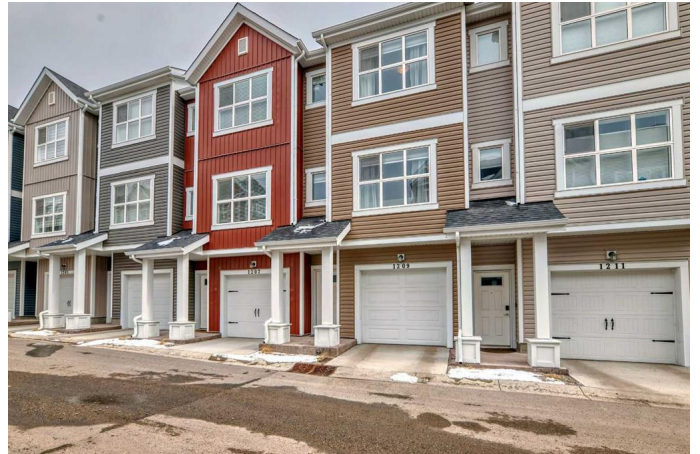
Nolan Hill, Calgary, Alberta

Welcome to this fantastic Home in Nolan Park! One of NEWEST units built in this complex (2021) is well maintained by the owner. This townhome boasts numerous upgrades and unique characteristics.

Upon entry, youâ€™ll be greeted by the bright and airy atmosphere, with 9ft knock down ceilings, vinyl plank flooring and perfect lighting that illuminates the space. The kitchen is a true highlight, featuring beautiful quartz countertops, stainless steel appliances in great condition, as well as a modern and sleek touch. A generous pantry completes the kitchen.

Next to the kitchen, there is generous sized dining room with access to the balcony where you can have your morning coffee or evening BBQ while enjoying the scenery. The open floor plan perfectly connects the kitchen to the BRIGHT AND SPACIOUSE creating a warm and inviting ambiance. The powder room is located right off the living room which completes this level with all you need. Heading upstairs, the primary bedroom is a functional area of comfort and style, completed with 4piece ensuite bathroom plus a spacious walk-in closet. The SECOND BEDROOM IS ALSO A MASTER BEDROOM with its own ensuite bathroom and walk-in closet, ensuring privacy and convenience.

Best of all, there is a UPPER LEVEL LAUNDRY with plenty of storage space, making household chores a breeze. Experience the luxury of having a spacious



PAINTED DOUBLE GARAGE attached to your home, along with TWO IN-UNIT STORAGE SPACES. Through the garage you can access lower patio and the surrounding green space, creating a seamless connection between indoor and outdoor living areas.

Furthermore, the Location provides proximity to a variety of amenities such as Costco, Walmart, Sobeys, and Shoppers Drug Mart - the list goes on! You'll have everything you need at your flinger tip.

Don't miss out on the opportunity to make this one-of-a-kind townhome in Nolan Park your new home.

Built in 2021

Essential Information

MLS® #	A2119566
Price	\$458,700
Sold Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1209, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 6th, 2024
Days on Market	3
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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