\$474,900 - 807, 355 Nolancrest Heights Nw, Calgary

MLS® #A2123538

\$474,900

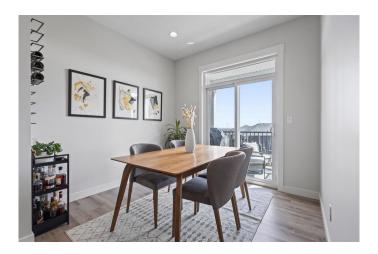
2 Bedroom, 3.00 Bathroom, 1,300 sqft Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Beautifully maintained townhouse in Nolan Hill with an amazing location offering unobstructed views to a nearby park!! As soon as you step inside you'll love all the finishes and the open floor plan this unit has to offer. The kitchen sits in the centre and comes fully equipped with quartz countertops, chimney hood fan, built-in microwave, great storage space, island with seating and under cabinet lighting! Next to the kitchen you'll find a spacious dining nook that leads you to the east facing balcony with those beautiful views to the park. The balcony comes with a BBQ gas line and with summer around the corner just imagine enjoying a morning coffee or having friends and family over for dinner and not having to look out onto other units in the complex. Past the kitchen sits the living area. Featuring 2 windows, this space feels bright, open and truly a perfect floorplan for entertaining. Upstairs you'll find the large primary bedroom with a walk-in closet offering a side window and built-in organizers and the ensuite bath with dual vanities, a fully tiled stand up shower and extra storage cabinets. Across the hall you'll enjoy the convenience of upper floor laundry and a second bedroom with another great closet (with window) and a 4-piece ensuite bath offering the same finishes you'll find throughout the home. This amazing unit also comes with a tandem attached garage which could also be used for a home gym or a future den/office space. The garage also features a back door with access to the rear deck backing







onto a small green space. The location of this unit is by far one of the best in the complex! Steps from visitor parking, mins to major roads like Sarcee, Shaganappi and Stoney Trail and surrounded by an abundance of shops and services (Beacon Hill Plaza, Sage Hill Quarter, Gates of Nolan Hill- Costco, Sobey's, T&T, Walmart, Home Depot, Shoppers Drug Mart, vet, dental, dry cleaner, restaurants, gym, salon, gas stations and so much more!). Nolan Hill is one of Calgary's top NW communities so it's no surprise why properties like this don't last very long!Â

Built in 2017

Essential Information

MLS® # A2123538

Price \$474,900

Sold Price \$500,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,300 Acres 0.03 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Sold

Community Information

Address 807, 355 Nolancrest Heights Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z9

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Garage Faces Front, Tandem

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024

Date Sold May 2nd, 2024

Days on Market 14

Zoning M-1 d100

HOA Fees 78.75 HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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