

\$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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