

\$474,900 - 1315, 355 Nolancrest Heights Nw, Calgary

MLS® #A2126164

\$474,900

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

****BELIEVE IT OR NOT!!**AMAZING VALUE AND PRICE**INDOOR PARKING FOR TWO CARS**** This trendy 3-story townhome is ideally located in the community of Nolan Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with quick access to your 2-car garage. Very spacious upper main living area includes 9' ceilings, beautiful engineered hardwood plank flooring throughout, large living room, stylish kitchen with quartz counter tops / upgraded subway tile kitchen backsplash / Shaker style white cabinets & upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved kitchen and offers a covered BBQ area with a gas line. The upper floor features Dual Primary bedrooms, offering private ensuites and walk-in closets. Large laundry room with side-by-side washer and dryer. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to book a viewing!



1315, 355 NOLANCREST HEIGHTS NW

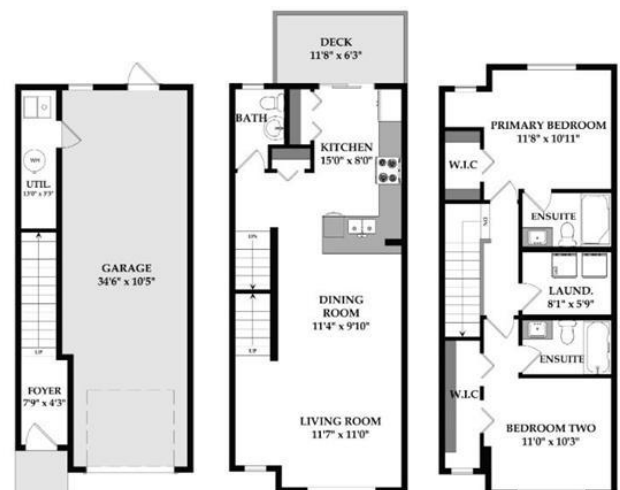
REC.A MEASUREMENT STANDARD - CALGARY, AB

LOWER LEVEL (AG) - 153.33 Sq.Ft. / 14.24 m²

MAIN LEVEL (AG) - 605.36 Sq.Ft. / 56.24 m²

UPPER LEVEL (AG) - 629.36 Sq.Ft. / 58.47 m²

TOTAL ABOVE GRADE RMS SIZE - 1388.05 Sq.Ft. / 128.95 m²



Built in 2015

Essential Information

MLS® # A2126164

Price \$474,900

Sold Price	\$490,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1315, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Tandem

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Lighting
Lot Description	Fruit Trees/Shrub(s), Street L
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete



Additional Information

Date Listed	April 25th, 2024
Date Sold	April 29th, 2024
Days on Market	4
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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