

# \$480,000 - 603, 355 Nolancrest Heights, Calgary

MLS® #A2144810

## \$480,000

2 Bedroom, 3.00 Bathroom, 1,389 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Discover luxury living in Nolan Hill with this stunning double primary townhome featuring a tandem attached garage and captivating views of Calgary. The main living area boasts an open concept design with sleek quartz countertops throughout the kitchen and a seamless flow into the living room and dining space, ideal for entertaining. Upstairs, enjoy beautiful views from the main bedroom and relax in the gorgeous ensuite. A second primary bedroom with its own ensuite and a convenient laundry room complete the upper level. Located in a prime Nolan Hill location near parks, schools, and amenities, this townhome offers both elegance and convenience. Schedule your showing today and experience the best of Calgary living!



Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2144810  |
| Price          | \$480,000 |
| Sold Price     | \$480,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,389     |
| Acres          | 0.02      |
| Year Built     | 2020      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 603, 355 Nolancrest Heights |
| 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 | Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Basement          | None                                                                                              |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Other, Rectangular Lot |
| Roof              | Asphalt                |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2024 |
| Date Sold      | July 11th, 2024 |
| Days on Market | 13              |
| Zoning         | M-1 d100        |

|                |       |
|----------------|-------|
| HOA Fees       | 78.75 |
| HOA Fees Freq. | ANN   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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