# \$539,900 - 413, 355 Nolancrest Heights Nw, Calgary

MLS® #A2207986

## \$539,900

4 Bedroom, 4.00 Bathroom, 1,347 sqft Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

Welcome home to this beautifully upgraded end-unit townhome in the sought-after Nolan Hill community! Featuring 9' ceilings, a bright open layout, and modern finishes, this home is designed for both comfort and style.

The chef's kitchen boasts quartz countertops, high-end maple cabinets, stainless steel appliances, and ample storage. Upstairs, you'II find three spacious bedrooms, including a primary suite with a walk-in closet, spa-like ensuite, and a convenient second-floor laundry.

The fully finished walkout basement offers a large family room, additional storage, and a full bath, leading to a covered patio and low-maintenance yard.

Bonus features include a single attached garage, driveway parking, a water softener, central air conditioning, and an ALKALINE WATER SYSTEM. It is conveniently located near parks, pathways, shopping, and Beacon Hill Shopping Centre.

Move-in readyâ€"don't miss this one!

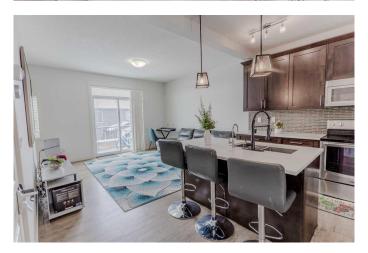
Built in 2015

### **Essential Information**

MLS® # A2207986 Price \$539,900







Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,347

Acres 0.04

Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 413, 355 Nolancrest Heights Nw

Subdivision Nolan Hill
City Calgary
County Calgary

County Calgary
Province Alberta

Postal Code T3K 4Z8

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage

Control(s), Microwave Hood Fan, Washer, Water Softener, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 14

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.