

# \$514,900 - 509, 355 Nolancrest Heights Nw, Calgary

MLS® #A2157588

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft  
Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

One of the best built, multi-family townhouses in Nolanhill, built by "Cardel" with a great floorplan for 3 bedrooms and 2.5 baths. As you step inside, you'll be greeted by the bright and airy atmosphere, with 9ft knock-down ceilings, luxury vinyl plank flooring, and recessed pot lighting that illuminates the space. The kitchen is a true highlight, featuring beautiful quartz countertops, stainless steel appliances, and a subway tile backsplash that adds a modern and sleek touch. A generous pantry completes the kitchen; it's a chef's dream come true! Next to the kitchen, there is a charming balcony where you can bring the outdoors in! The open floor plan seamlessly connects the bright kitchen to the lovely dining area, making it perfect for entertaining guests. The living room is flooded with natural light, creating a warm and inviting ambiance. Thoughtfully tucked away from the main living area is a powder room that completes this level. Heading upstairs, there are three generous bedrooms. The primary bedroom is a sanctuary of comfort and style, complete with an ensuite bathroom, a generous-sized walk-in closet. A spacious garage attached to your home, along with a front driveway for extra parking. Location is key, and this home is close to a variety of amenities such as Costco, Walmart, Sobeys, and Shoppers Drug Mart - the list goes on! You'll have everything you need just moments away.



Built in 2015

## Essential Information

MLS® #	A2157588
Price	\$514,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	509, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

## Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Washer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2024
Days on Market	233
Zoning	M-1 d100
HOA Fees	76
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.