

**413, 355 Nolancrest Heights NW  
Calgary, Alberta**

**MLS # A2292116**



**\$495,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill             |               |                   |
| <b>Type:</b>     | Residential/Other      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,365 sq.ft.           | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |                            |                   |          |
|--------------------|----------------------------|-------------------|----------|
| <b>Heating:</b>    | Central                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | \$ 325   |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home            |                   |          |

**Inclusions:** TV hangers

Welcome to this beautifully maintained Cardel Lifestyles custom-built home in the sought-after community of Nolan Park, featuring a fully developed walkout basement and a bright, open-concept design. The main floor offers 9' ceilings and a spacious layout, highlighted by quality finishes including knockdown ceilings, upgraded baseboards, and modern fixtures throughout. The chef-inspired kitchen is complete with quartz countertops, rich maple cabinetry, stainless steel appliances, and ample storage, making it perfect for both everyday living and entertaining. A generous living room, dining area, and convenient powder room complete the main level. Upstairs you'll find three comfortable bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-floor laundry room add to the functionality of the upper level. The fully finished walkout basement provides extra living space with a large family room, 4-piece bathroom, and additional storage, with direct access to a covered patio and backyard—ideal for relaxing or entertaining. Additional highlights include a single attached garage with driveway parking and a fantastic location close to parks, pathways, shopping, and dining, with quick access to Beacon Hill Shopping Centre, Walmart, and major routes. A perfect opportunity to own a move-in ready home in a growing NW community.