

**203, 355 Nolancrest Heights NW
Calgary, Alberta**

MLS # A2298999



\$459,999

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: Dining Room Book Shelves, Living Room TV Mount (No TV), Wall-mounted display cabinets beside the TV, BBQ and patio lighting/furniture, Doorbell Camera, Garage Security Camera

Welcome to this beautifully maintained and thoughtfully upgraded townhouse in the highly sought-after community of Nolan Hill, offering a perfect blend of style, comfort, and functionality. Step inside to discover a bright and inviting open-concept main floor with high ceilings and an open floorplan, where large windows flood the space with natural light and create an airy, welcoming atmosphere. The modern kitchen is both stylish and practical, featuring quartz counters, sleek cabinetry, stainless steel appliances, and a spacious breakfast bar that seamlessly connects to the dining and living areas—perfect for entertaining or everyday living. Just off the kitchen, enjoy a private balcony ideal for morning coffee or evening relaxation, fitted with a gas line for your BBQ! Upstairs, this well-designed layout offers two spacious primary-style bedrooms, each complete with walk-in closets and their own 4-piece ensuites, providing ultimate comfort and privacy; both ensuites have been enhanced with upgraded pot lights above the showers, a thoughtful upgrade completed after possession and not standard in similar floorplans. Additional highlights include air conditioning for year-round comfort, upper-level laundry, and a welcoming lower level with access to the attached tandem garage, offering ample parking and storage. Located close to parks, pathways, shopping, and major routes, this home presents an exceptional opportunity to own in one of NW Calgary’s most desirable communities!