

**809, 355 Nolancrest Heights NW  
Calgary, Alberta**

**MLS # A2306913**



**\$455,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters		

**Inclusions:** Garage door openers, Door Bell camera, Digital Thermostat

Welcome to this rare townhouse offering unobstructed city views from one of the highest and most desirable vantage points in the entire complex. Elevated above surrounding units and tucked away in a quiet interior location (not on the street), this home enjoys a truly standout perspective that sets it apart. Adding even more value is the future opening of a new Calgary Catholic School District K&dash;9 school nearby, with an anticipated opening in Fall 2027 &dash; a fantastic opportunity for families and a strong long-term investment in the community. Located in the sought-after community of Nolan Hill, this beautifully appointed corner end-unit offers 1,427.61 sq ft of thoughtfully designed living space, exceptional privacy, and an abundance of natural light throughout. Perfectly positioned in the heart of the complex, this home combines peaceful surroundings with unbeatable convenience, just minutes from everyday amenities including Costco, T&T Supermarket, shopping, restaurants, and quick access routes in and out of the city. The main level features a bright and open-concept layout with expansive windows that flood the space with natural light while showcasing the elevated, unobstructed city views. The stylish kitchen showcases white cabinetry, modern hardware, stainless steel appliances, quartz countertops, and a sleek tile backsplash, along with direct access to the private balcony &dash; the perfect place to enjoy morning coffee while taking in the skyline from above. The kitchen flows seamlessly into the dining area and spacious living room, creating an ideal setup for both everyday living and entertaining. Upstairs, you&rsquo;ll find three generous bedrooms including a stunning primary retreat with large windows that continue to capture the home&rsquo;s elevated outlook. The additional bedrooms are well-sized and ideal for guests or family. The home

also features a tandem double attached garage, offering secure parking for two vehicles plus additional storage &mdash; a rare and valuable feature in townhouse living. With its elevated positioning, standout views, quiet interior setting, functional layout, and incredible convenience to major amenities, this Nolan Hill townhouse delivers the perfect balance of comfort, style, and accessibility.