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367 Nolancrest Heights NW
Calgary, Alberta

MLS # A2352011

$459,900

Division:	Nolan Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,402 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Insulated, Oversized		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 325
Basement:	Partial	**LLD:**	-
Exterior:	Aluminum Siding	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: BBQ

STUNNING FULLY FINISHED CORNER UNIT | 4 BEDROOMS | DOUBLE ATTACHED GARAGE | CENTRAL AIR CONDITIONING | 9 FT CEILINGS | LOADED WITH UPGRADES! Welcome to this beautifully maintained and immaculate 4-bedroom, 2-storey corner unit located in the highly desirable community of Nolan Hill! Offering exceptional curb appeal, a charming front porch, a thoughtfully designed floor plan, and an abundance of natural light, this stunning home perfectly combines style, comfort, and functionality. Step inside to discover a bright and spacious open-concept main floor featuring 9-foot ceilings, gorgeous luxury vinyl plank flooring, and a seamless flow throughout the living and dining areas. The inviting living room provides the perfect space to relax or entertain, while the beautifully appointed gourmet kitchen is sure to impress! Featuring elegant quartz countertops, a spacious centre island, crisp white cabinetry, stainless steel appliances, and a convenient pantry, this kitchen offers both style and practicality. The adjoining dining area provides plenty of room for family gatherings and features direct access through the patio doors to your private deck, perfect for summer BBQs, morning coffee, or simply enjoying the outdoors. The upper level offers three generously sized bedrooms, including a beautiful primary retreat complete with a spacious walk-in closet and private full ensuite bathroom. Two additional bedrooms, a second full bathroom, and the convenience of upper-level laundry complete this thoughtfully designed floor. The fully finished lower level adds even more versatility, featuring a fourth bedroom that can also serve as a private home office, den, or guest room, offering flexibility to suit your lifestyle. Direct access to the double attached garage adds everyday convenience, while central air conditioning ensures year-round comfort. As a

desirable corner unit, this home enjoys additional natural light and an attractive exterior setting. The charming front porch further enhances the home’s beautiful curb appeal and provides a welcoming space to unwind. Ideally situated in the sought-after community of Nolan Hill, you’ll enjoy convenient access to shopping, schools, parks, pathways, public transportation, and a wide variety of nearby amenities. With excellent access to major roadways, commuting throughout Calgary is a breeze! Beautifully maintained, fully finished, and loaded with desirable features, this exceptional home offers incredible value and is truly a MUST SEE!

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