

\$454,000 - 1403, 355 Nolancrest Heights Nw, Calgary

MLS® #A2231937

\$454,000

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.02 Acres

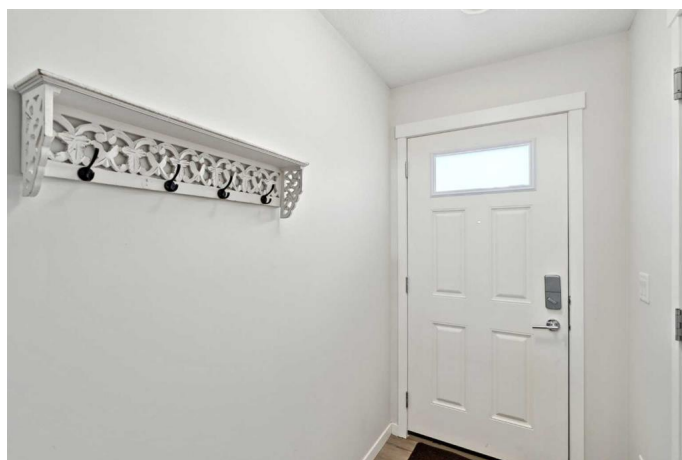
Nolan Hill, Calgary, Alberta

Welcome to this wonderful Nolan Park two bedroom property, both with en-suite baths. Nolan Park is well named! It has Parks, playgrounds and biking/walking paths directly adjacent for you to enjoy all year round. The entry level is a two car garage with a roomy foyer. Upstairs is a modern, functional kitchen with quartz counters, gleaming stainless steel appliances and an attractive hood fan. Adjacent to this is a dining room with access to a balcony with a gas line for your bbq. On the other side of the kitchen is a roomy, comfortable living room. Upstairs you will find two master suites, each with its own bathroom. There is a K-9 RCSS school under construction within walking distance. This property is in a fabulous location close to public transportation and shopping. Stony Trail and Beacon Hill are both close by. This is a great property! make it your home!

Built in 2020

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2231937 |
| Price | \$454,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,388 |
| Acres | 0.02 |



| | |
|------------|---------------|
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 1403, 355 Nolancrest Heights Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0Z9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 11 |
| Zoning | M-1 d100 |

| | |
|----------------|-----|
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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