

\$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

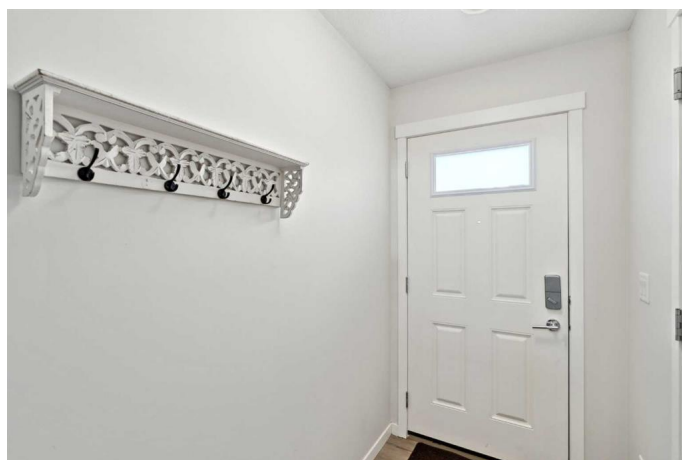
Nolan Hill, Calgary, Alberta

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 | 26 |
| Zoning | M-1 d100 |

HOA Fees 79
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.