

# \$478,000 - 601, 355 Nolancrest Heights Nw, Calgary

MLS® #A2262250

**\$478,000**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this gorgeous END UNIT townhouse in the vibrant community of Nolan Hill! Featuring 3 bedrooms and an attached tandem double garage, this home is nestled in the heart of one of Calgary's most sought-after neighborhoods. The main level boasts an inviting, open-concept layout filled with abundant natural light. The spacious living area is enhanced by large windows that create a bright and cheerful atmosphere. The modern kitchen is a dream for culinary enthusiasts, complete with quartz countertops, stainless steel appliances, and a convenient breakfast bar. Just off the kitchen, enjoy your private balcony—perfect for morning coffee or peaceful evening conversations. Upstairs, the upper level is dedicated to comfort and relaxation. The spacious primary bedroom features a 3-piece ensuite, while two additional bedrooms offer flexibility for a growing family, a home office, or guest space. Additional highlights include central air conditioning, upper-level in-suite laundry, and a natural gas hookup for your BBQ. Don't miss this one—book your private showing today!



Built in 2020

## Essential Information

MLS® # A2262250

Price \$478,000

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,418         |
| Acres          | 0.02          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 601, 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 | Breakfast Bar, Quartz Counters, Recessed Lighting                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | Central Air                                                         |
| Basement          | None                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | M-1 d100          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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