

# \$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

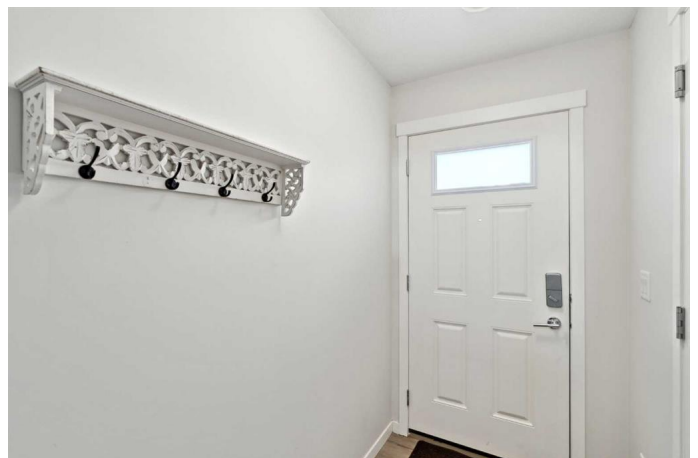
Nolan Hill, Calgary, Alberta

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 | 17              |
| Zoning         | M-1 d100        |

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

**Listing Details**

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

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