

# \$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

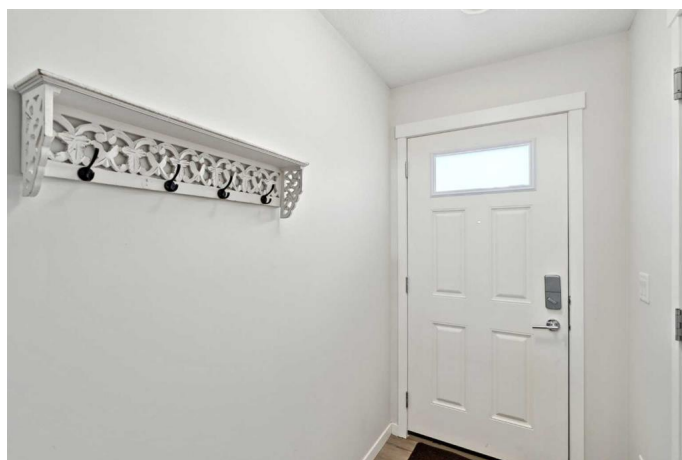
Nolan Hill, Calgary, Alberta

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
----------------	------------

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.