

# \$469,900 - 613, 355 Nolancrest Heights Nw, Calgary

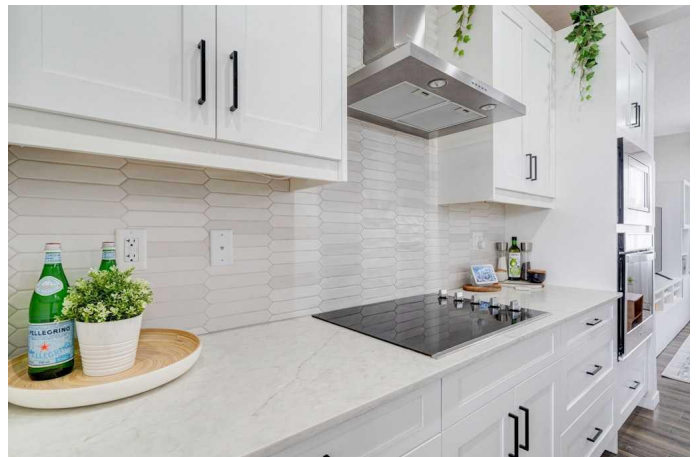
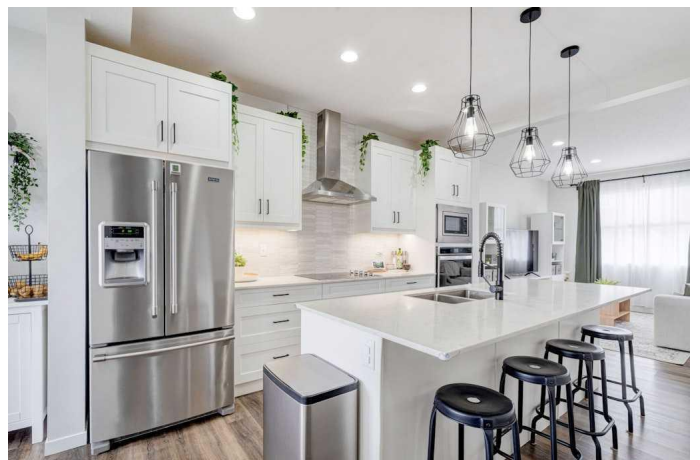
MLS® #A2204049

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,334 sqft  
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Discover elevated living in this stunning end-unit townhome in the acclaimed Nolan Park development by Cardel Lifestyles. With an upgraded finishing package that sets it apart, this home blends modern elegance with everyday convenience. Step inside to find luxury vinyl plank flooring, 9-ft ceilings, and stylish light fixtures paired with recessed lighting that create a bright and inviting ambiance. Large windows—exclusive to end units—fill the space with natural light, enhancing the thoughtfully designed layout. The gourmet kitchen is a chef's dream, boasting pristine white cabinetry with dovetailed soft-close cabinet drawers, quartz countertops, a substantial island with breakfast bar, and an opulent tiled backsplash paired with stainless steel upgraded appliance package, adding just a whisper of luxury. The main level powder room adds a pop of personality with stylish wainscoting. Upstairs, the highly sought-after double primary suite layout awaits, offering two expansive retreats, each with ample closet space and a private ensuite bath—a perfect blend of comfort and privacy. Top floor laundry comes complete with an energy-efficient washer and dryer for added convenience. Enjoy seamless indoor-outdoor living with a private balcony, perfect for morning coffee or evening relaxation, along with a cozy patio for additional outdoor space. The double tandem garage provides ample storage and parking, while the quiet yet convenient location ensures



you're just a short drive from shops, restaurants, services, and recreation facilities. This is modern townhome living at its finest—a step above the rest!

Built in 2020

### Essential Information

MLS® #	A2204049
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	613, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	14
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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