

# \$475,000 - 1401, 355 Nolancrest Heights Nw, Calgary

MLS® #A2252092

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,298 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

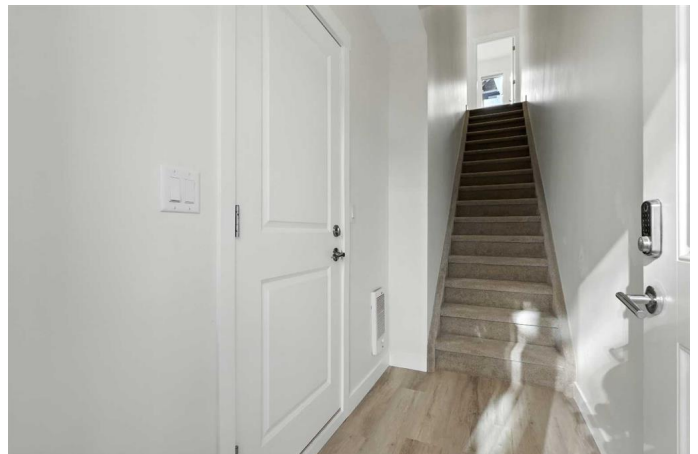
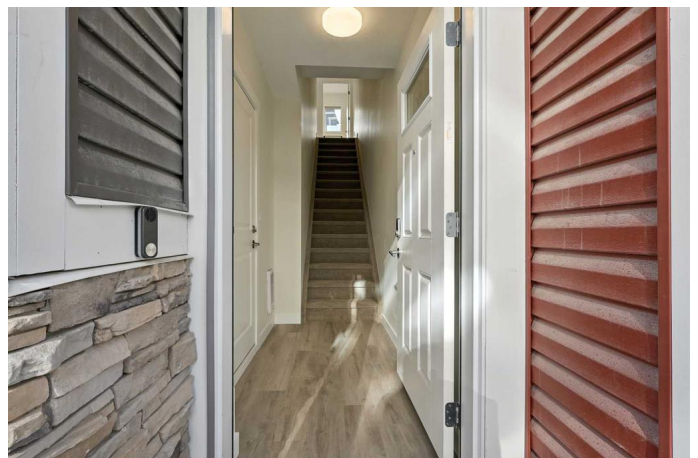
Welcome to 1401-355 Nolancrest Heights NW – a stunning corner townhouse that feels like new! This bright and spacious 3 bedroom, 2.5 bathroom home is move-in ready and offers modern comfort with low-maintenance living.

Inside, the inviting open-concept layout is filled with natural light from windows on two sides. The kitchen shines with stainless steel appliances, including a brand-new microwave with custom trim kit and a new dishwasher. The dining and living areas flow seamlessly together, creating the perfect space for everyday living and entertaining.

Enjoy outdoor living with not one but two patios – an upper balcony for morning coffee and a ground-level patio area at the back for BBQs or relaxing evenings. Upstairs, you'll find three generous bedrooms, including a bright primary suite with its own ensuite and walk-in closet.

The home also offers the convenience of a double tandem attached garage, providing ample parking and storage. With its stylish design, modern updates, and excellent location, this townhouse truly combines functionality with lifestyle.

Living in Nolan Hill means being part of a welcoming, family-friendly community with parks, playgrounds, walking paths, and quick access to major routes like Stoney Trail and



Shaganappi Trail. Everyday essentials are just minutes away—including the Nolan Hill Car Wash, grocery stores, and local shops. For larger shopping trips, Beacon Hill Centre is nearby, offering Costco, Home Depot, Canadian Tire, and an array of dining options. Everything you need is right at your fingertips.

Move-in ready, like brand-new—don't miss your chance to call this corner unit home!

Built in 2020

### Essential Information

MLS® #	A2252092
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	1401, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

### Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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