

\$490,000 - 1101, 355 Nolancrest Heights Nw, Calgary

MLS® #A2267525

\$490,000

3 Bedroom, 4.00 Bathroom, 1,227 sqft

Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

--OPEN HOUSE Saturday (Nov 8th) from 10AM-12PM-----This stunning 3-bedroom, 4-bathroom corner unit townhouse in Nolan Hill offers an exceptional layout designed for family living. The main floor welcomes you with a beautiful kitchen featuring tons of storage and a convenient island, flowing seamlessly into a dining area and living space that opens to a private balcony overlooking serene green space and walking paths. The corner location provides an abundance of natural light through extra windows, creating a bright and inviting atmosphere throughout. Upstairs, you'll find all three bedrooms plus the convenience of an upper-level laundry with washer and dryer included.

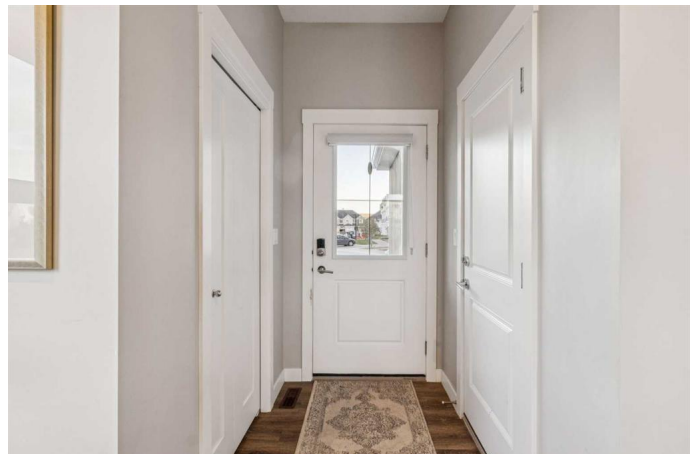
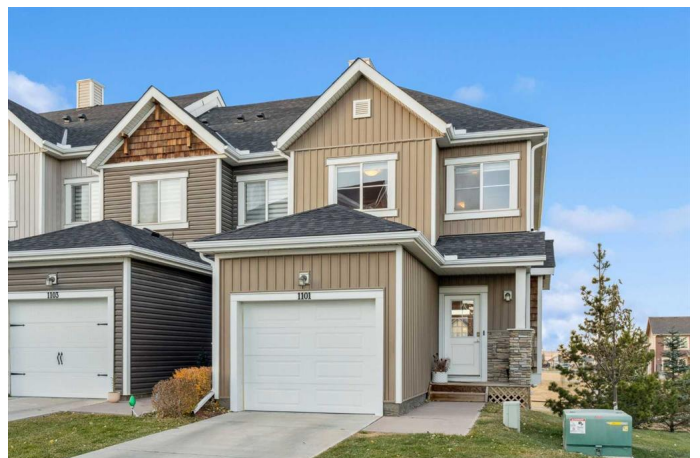
The finished walkout basement is a true bonus, offering a massive open area perfect for a family rec room, complete with its own bathroom and an additional room ideal for storage. This well-managed complex features impressively low monthly utilities of just \$308, making it an incredibly appealing investment for any buyer. With its prime corner location, and unbeatable value, this townhouse won't last long. Book your viewing today before it's too late!

Built in 2017

Essential Information

MLS® # A2267525

Price \$490,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,227
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1101, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J4

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Driveway, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space, Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2025
Days on Market	4
Zoning	M-1 d100

Listing Details

Listing Office	CIR Realty
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