

29 Nolancrest Gate NW

Calgary, Alberta

MLS # A2269588



\$460,000

Division:	Nolan Hill		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,411 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Underground Sprinkler		
Heating:	High Efficiency, Forced Air, Natural Gas, Space Heater		Water: -
Floors:	Carpet, Laminate, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 374
Basement:	Partial		LLD: -
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning: M-1 d100
Foundation:	Poured Concrete		Utilities: -
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Open House Sunday Nov 9th 1-3PM This beautifully maintained end-unit townhouse in Carnaby Heights, Nolan Hill offers over 1,600 sq ft of total developed space and one of the most desirable locations in the complex, directly across from a lush green space. Unlike many townhomes in the area, this home offers direct ground-level access to the main living area, no need to climb a full flight of stairs to reach your kitchen and living room, creating a more convenient, home-like feel. Designed for both comfort and style, the bright open-concept layout features 9-ft ceilings, triple-pane windows, and premium finishes throughout. The modern kitchen showcases quartz countertops, upgraded Samsung appliances, soft-close cabinetry, and a large island perfect for entertaining. You’ll also appreciate the ample-sized laundry room conveniently located on the main floor, adding to the home’s functionality and day-to-day ease. Step onto the oversized balcony with a gas BBQ line to relax or host outdoors. Upstairs, you’ll find three spacious bedrooms, including a primary suite with walk-in closet and private ensuite. Additional highlights include central A/C, Hunter Douglas blinds, a NAVIEN tankless hot-water system, and a heated double-attached garage with extra storage. With snow removal and landscaping included, this home offers a carefree lifestyle close to parks, pathways, schools, and the shops and dining of Beacon Hill. Offered at exceptional value-well below the city-assessed \$533,500, this Nolan Hill end unit stands out for its rare ground-level access, modern upgrades, and unbeatable location. A must-see!