

**809, 355 Nolancrest Heights NW  
Calgary, Alberta**

**MLS # A2285958**



**\$475,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	Garage door openers, Door Bell camera, Digital Thermostat		

Welcome to this beautifully appointed corner end-unit townhouse in the sought-after community of Nolan Hill, offering 1,427.61 sq ft of thoughtfully designed living space, stunning city views, and exceptional natural light throughout. Perfectly positioned in the heart of the complex, this home enjoys a quieter interior location while still being just minutes from everyday amenities including Costco, T&T Supermarket, shopping, restaurants, and quick access routes in and out of the city. The main level features a bright and open-concept layout with expansive windows that flood the space with natural light. The stylish kitchen showcases white cabinetry, modern hardware, stainless steel appliances, quartz countertops, a sleek tile backsplash, and direct access to the private balcony — the perfect place to enjoy morning coffee while taking in the elevated city views. The kitchen flows seamlessly into the dining area and spacious living room, creating an ideal setup for both everyday living and entertaining. Upstairs, you'll find three generous bedrooms including a stunning primary retreat with large windows and beautiful views. The additional bedrooms are well-sized and ideal for guests or family. The home also features a tandem double attached garage, offering secure parking for two vehicles plus additional storage — a rare and valuable feature in townhouse living. With its corner positioning, extra windows, quiet interior location, functional layout, and incredible convenience to major amenities, this Nolan Hill townhouse delivers the perfect balance of comfort, style, and accessibility.