

\$474,900 - 707, 355 Nolancrest Heights Nw, Calgary

MLS® #A2259558

\$474,900

3 Bedroom, 3.00 Bathroom, 1,385 sqft

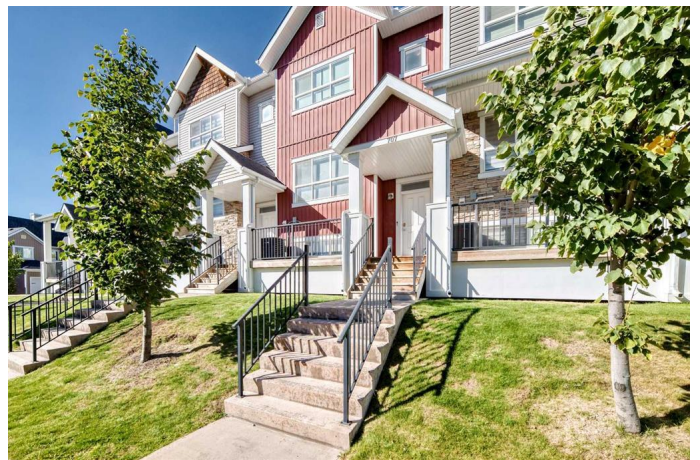
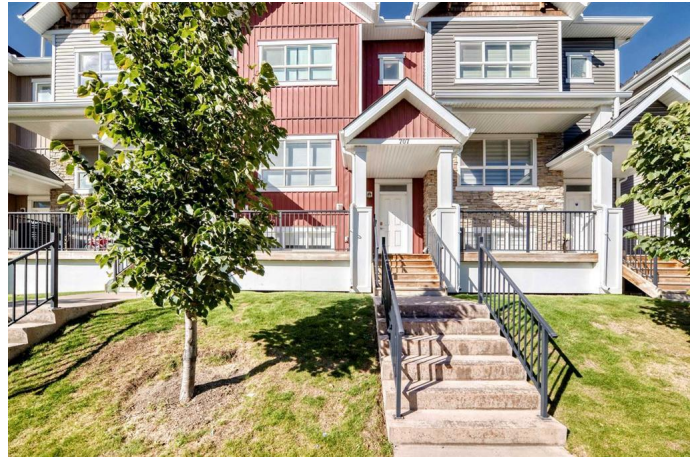
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

A Wonderful Three-Bedroom Townhome in Nolan Hill

Welcome to this beautifully appointed townhome in the heart of Nolan Hill, offering both style and functionality. From the moment you step inside, you'll appreciate the thoughtful design and inviting atmosphere. The main floor features stunning vinyl plank flooring and a bright, open layout. The kitchen is a true highlight with quartz countertops, timeless white shaker cabinets, stainless steel appliances, and a generous island—perfect for meal prep, casual dining, or gathering with friends and family. A large pantry adds plenty of storage, while the expansive dining area easily accommodates a big table for entertaining. Step out to your balcony, complete with a gas line for BBQs, and enjoy summer evenings in comfort. The living room is warm and welcoming, centered around a cozy electric fireplace. Upstairs, the primary suite is a private retreat with a walk-through closet featuring custom organizers and a spacious four-piece ensuite with dual sinks. Two additional bedrooms, a full bathroom, a large linen closet, and conveniently located laundry complete the upper level.

The lower level offers flexibility with a bright den—ideal as a home office, workout space, or guest room—along with extra storage. From here, you'll access the attached double garage, which has plenty of room for vehicles plus seasonal storage. This



well-managed complex provides ample visitor parking, while the community itself offers endless amenities just steps or a short drive away: shopping, restaurants, playgrounds, walking paths, and quick access to major roadways.

This is more than a townhome—it's a lifestyle in the sought-after community of Nolan Hill. Come and see it for yourself!

Built in 2015

Essential Information

MLS® #	A2259558
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	707, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	9
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.