

# \$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

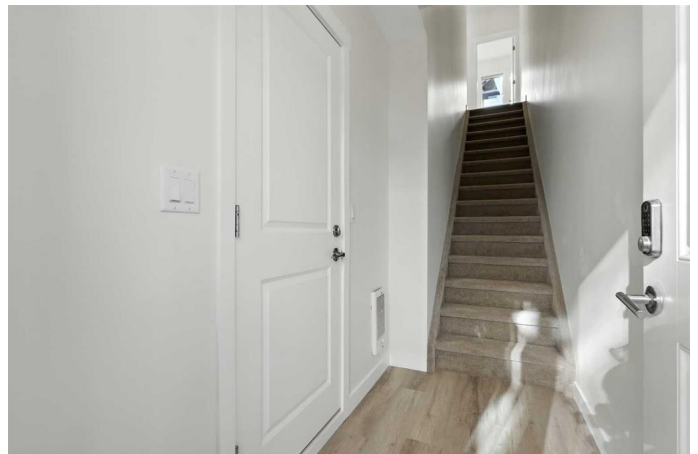
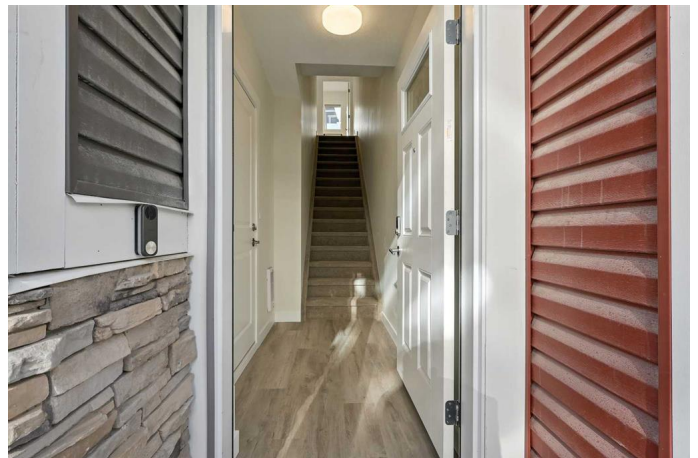
Welcome to 1401-355 Nolancrest Heights NW – a stunning corner townhouse that feels like new! This bright and spacious 3 bedroom, 2.5 bathroom home is move-in ready and offers modern comfort with low-maintenance living.

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 Nolandcrest 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 | 13                |
| Zoning         | M-1 d100          |
| HOA Fees       | 75                |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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