



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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903, 355 Nolancrest Heights NW
Calgary, Alberta

MLS # A2234968



\$474,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Absolutely STUNNING townhome comes FULLY LOADED with UPGRADES in NOLAN HILL! Featuring 3 Bedrooms, 2.5 Baths, Den + DOUBLE GARAGE. A truly REMARKABLE blend of design + style boasting knockdown ceilings + quartz countertops throughout, top down/bottom up blinds, LVP + recessed lighting on main level and much, much more. TIMELESS white shaker L-Shaped kitchen with soft close drawers and doors, UPGRADED herringbone backsplash, Chimney hood fan, built-in microwave, central island, UPGRADED stainless steel appliances & fixtures. Good sized nook/eating area with shiplap feature wall with direct access to WEST facing low maintenance BALCONY with BBQ gas line. SPACIOUS + BRIGHT front family room + 2 pc powder room round out the main level. Upstairs offers Primary bedroom with walk-in closet, 4pc ensuite with floor to ceiling tile wrapped shower, dual vanities and spa storage cabinets. 2 additional nicely sized bedrooms + 4 pc bath and UPSTAIRS LAUNDRY! Lower level features a large flex space ideal for a OFFICE SPACE, DEN/GYM or play area. Walking distance to shopping, pathways, bikeways, playgrounds and playing fields. Quick access to Shaganappi, Sarcee and Stoney Trail. Exceptional Value!