

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

MLS® #A2259558

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,385 sqft

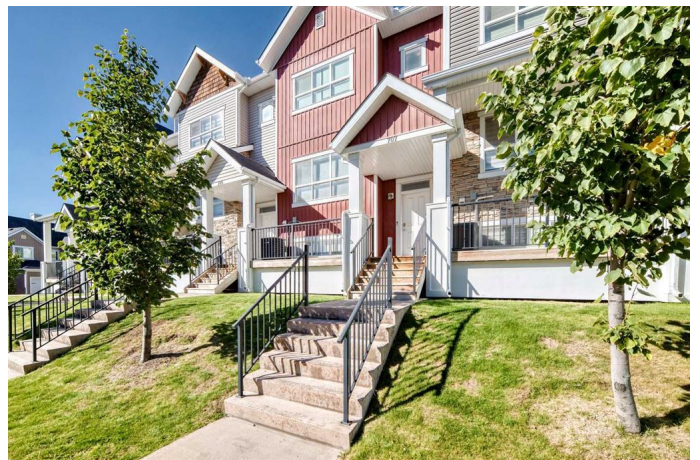
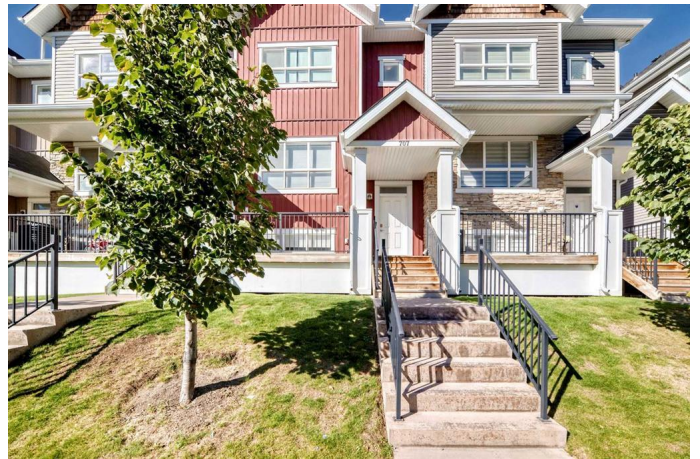
Residential on 0.03 Acres

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 |
|----------------|------------|

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