

# \$475,000 - 1503, 355 Nolancrest Heights Nw, Calgary

MLS® #A2261268

**\$475,000**

3 Bedroom, 4.00 Bathroom, 1,333 sqft  
Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

Welcome to this meticulously maintained, 3-bedroom townhouse that has everything you've been looking for (and maybe a few things you didn't even know you needed). The main floor is open, airy, and filled with natural light thanks to high ceilings and big windows overlooking the park. The heart of the home is the crisp white kitchen with full-height, cabinetry, a quartz-topped counters and an island with seating (perfect for homework, happy hour, or both), and premium finishes throughout. There is plenty of space for a dining table and even your biggest living room furniture. Lots of storage and a half bath along with a balcony overlooking the park rounds out the main floor. Upstairs, you'll find a spacious primary suite with walk-in closet and full ensuite, plus two more bedrooms and another full bath plus laundry. One of the bedrooms has been transformed into the ultimate dream closet – think boutique vibes with room for all your shoes – but it can easily return to bedroom status if that's what you need. The fully developed walkout basement is a show-stopper: a huge family/rec room with full bathroom and a walkout to the lower patio. Ideal for movie nights, a teenager's hangout, or even a roommate who likes their own space with a separate entrance. Storage will never be a problem either, with cupboards everywhere and a large dedicated storage room downstairs. You will love the convenience of the attached garage with an additional parking spot in the driveway.



Outside your door, you'll enjoy direct access to the park, pathways, and a playground — a family-oriented community that feels like an extension of your own backyard. Condo fees are low, the complex is well maintained, and the lifestyle is unbeatable. Fresh, stylish, practical, and just a little fun — this townhouse is ready to welcome you home.

Built in 2017

### Essential Information

MLS® #	A2261268
Price	\$475,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,333
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1503, 355 Nolancrest Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z9

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

# of Garages 1

### **Interior**

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features Balcony, Playground

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 1st, 2025

Days on Market 8

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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