



## 113 Nolancrest Common Calgary Alberta

\$569,900

A beautifully maintained 3 bedroom, 2.5 bathroom townhouse in Nolan Hill that features a triple attached garage! This like-new townhouse has been freshly painted throughout and has ample space for a growing family with plenty of additional storage. The open concept main living area has resilient laminate flooring that flows throughout. The expansive kitchen has natural wood cabinets, quartz countertops, a suite of stainless steel appliances, a large pantry with endless storage and a balcony that is ideal for your outdoor cooking space! The kitchen is open to both the dining room and living area - making it the perfect space for entertaining guests! On the upper level you'll find a large primary bedroom with views of the park, private ensuite and walk-in closet, two more large bedrooms, a full bathroom and laundry closet. This townhouse is incredibly well located with a front balcony that overlooks the green space. This west-facing balcony is also perfect for capturing sunshine and allows natural light to flow through the home but don't worry if it becomes too warm, the central air conditioning will keep you cool all summer long. The lower level has a large storage room and the attached garage has comfortable space for two vehicles, side-by-side, with the addition of a tandem bay with a window which could be used for additional car storage, a gym space or even more storage if needed. Located in the heart of Nolan Hill with quick access to countless amenities, this beautiful home is move-in ready and shows like-new. (id:6769)

Storage Measurements not available

Kitchen 13.67 Ft x 12.42 Ft

Dining room 14.00 Ft x 10.08 Ft

Living room 12.25 Ft x 12.33 Ft

2pc Bathroom 4.75 Ft x 5.00 Ft

Primary Bedroom 12.33 Ft x 14.17 Ft

5pc Bathroom 5.08 Ft x 10.08 Ft

Bedroom 10.08 Ft x 10.25 Ft

Bedroom 9.92 Ft x 12.83 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

Laundry room Measurements not available

Listing Presented By:



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