



## 355 Nolancrest Heights Calgary Alberta

**\$490,000**

---OPEN HOUSE Monday Feb 16th from 2 to 4 PM--- This stunning 3-bedroom, 4-bathroom CORNER UNIT townhouse in Nolan Hill offers an exceptional layout designed for family living. The main floor welcomes you with a beautiful kitchen featuring tons of storage and a convenient island, flowing seamlessly into a dining area and living space that opens to a private balcony overlooking serene green space and walking paths. The corner location provides an abundance of natural light through extra windows, creating a bright and inviting atmosphere throughout. Upstairs, you'll find all three bedrooms plus the convenience of an upper-level laundry with washer and dryer included. The finished walkout basement is a true bonus, offering a massive open area perfect for a family rec room, complete with its own bathroom and an additional room ideal for storage. This well-managed complex features impressively low monthly utilities of just \$308, making it an incredibly appealing investment for any buyer. With its prime corner location, and unbeatable value, this townhouse won't last long. Book your viewing today before it's too late! (id:6769)

Storage 13.83 Ft x 9.58 Ft

Storage 8.50 Ft x 11.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Recreational, Games room 17.33 Ft x 13.58 Ft

Furnace 2.83 Ft x 9.42 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft

Kitchen 13.75 Ft x 11.00 Ft

Dining room 9.33 Ft x 10.83 Ft

Living room 17.67 Ft x 13.00 Ft

3pc Bathroom 9.17 Ft x 4.92 Ft

Bedroom 8.42 Ft x 11.33 Ft

Primary Bedroom 12.83 Ft x 12.83 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Bedroom 10.67 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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