109 355 Nolancrest Heights NW

Calgary | Active | MLS® A2351169

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,320.27 sq. ft.**

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Listed by TREC The Real Estate Company

A closer look

Thoughtful custom features, abundant natural light, and meticulous care set this original-owner, END UNIT, townhome apart from the moment you step inside. The entry welcomes you with an illuminated staircase featuring a pull-out, soft-close, drawer in every step - an ingenious storage solution for shoes, seasonal items, and everyday essentials.

The main floor opens to a beautifully customized kitchen with ceiling-height cabinetry, quartz countertops, and a large pantry. Laminate flooring flows throughout this level. The dining area features an accent wall with built-in lighting, and a wall mounted cabinet. A generous living room offers plenty of space to relax and entertain, while a 2-piece bathroom with custom shelving, a full-sized vanity, and a feature wall completes this floor.

Upstairs are two spacious primary suites, each with its own 4-piece ensuite and walk-in closet. A generously sized laundry room adds convenience to this well-designed upper level.

As an end unit, the home benefits from extra windows on every floor, filling the interior with natural light, while abundant pot lights and waffle blinds add to its bright, polished feel. Step outside onto the Duradeck balcony, where you can enjoy peaceful views of the green channel and a gas line ready for your BBQ.

Additional highlights include air conditioning (2019), a hot water tank replaced in 2021, and a tandem double garage. Also replaced in 2021, the upgraded modulating furnace - a rare feature in townhomes - delivers exceptional performance, consistent comfort, and enhanced energy efficiency.

Pride of ownership extends throughout the complex, which received new hail-resistant roofs in 2025 and offers plenty of visitor parking. Low condo fees add even more value.

Nolan Hill is known for its scenic pathways, parks, and ponds, with shopping and dining at the Gates of Nolan Hill nearby. Downtown, the airport, and the Trans-Canada Highway are all easily accessible, making both daily commutes and mountain getaways convenient.

Move-in ready and meticulously maintained, this exceptional home offers comfort, quiet, and elevated everyday living. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351169
Bedrooms	2
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,320.27 sq. ft.
Condo Fee:	$320.66
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	1,089 sq. ft.
Lot Frontage:	17'10¼"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1610613
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Nolan Park
Community:	Nolan Hill
Amenities:	Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known

Pets Allowed:	Restrictions, Yes
2nd Floor	Dining Room · 11'9" × 11'5" ·
2nd Floor	Kitchen · 15'4" × 13'7" ·
2nd Floor	Living Room · 15'4" × 11'9" ·
3rd Floor	Bedroom · 15'9" × 11'7" ·
3rd Floor	Laundry · 8'1" × 5'10" ·
3rd Floor	Bedroom - Primary · 15'4" × 11'10" ·
Lower Level	Storage · 17'5" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-355-nolancrest-heights-nw-calgary-a2351169/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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