1109 355 Nolancrest Heights NW

Calgary | Active | MLS® A2350930

$459,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2017**	**1,342.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this beautifully maintained 3-bedroom, 3.5-bathroom townhouse in the desirable community of Nolan Hill! Featuring a functional layout and stylish upgrades, this home offers comfortable living with plenty of space for the whole family. The main floor showcases an inviting open-concept design, with a well-appointed kitchen featuring upgraded cabinetry, ample storage, and a convenient central island. The kitchen flows seamlessly into the dining and living areas, with access to a private balcony where you can enjoy beautiful north-facing views overlooking peaceful green space and walking paths. Upstairs, you'll find three bedrooms and the convenience of upper-level laundry, with the washer and dryer included. The professionally renovated walkout basement offers an impressive extension of the home's living space, featuring a large open recreation area with matching flooring carried through from the main floor, a full bathroom, and a dedicated storage room. With its functional layout, upgraded finishes, and a location close to parks and walking paths, this property is an excellent opportunity for families, first-time buyers, or investors. The monthly condo fee is $324. Don't miss your opportunity to own in the sought-after community of Nolan Hill-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350930
Bedrooms	3
Bathrooms	4
Year Built	2017
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:	2 Storey
Total Living Area:	1,342.8 sq. ft.
Main Level Finished Area:	614.7 sq. ft.

Upper Level Finished Area:	728.1 sq. ft.
Below Grade Finished Area:	526.6 sq. ft.
Condo Fee:	$324.62
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,603 sq. ft.
Lot Frontage:	18'6"
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	7
Year built:	2017 (Age: 9)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1610613
Heating:	High Efficiency, Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Nolan Park
Community:	Nolan Hill
Amenities:	Parking, Visitor Parking
Appliances:	Central Air Conditioner, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 11' × 9'5" ·
Main Floor	Living Room · 13'10" × 12'10" ·
Main Floor	Dining Room · 13'10" × 7'9" ·

Main Floor	Foyer · 5'6" × 4'3" ·
2nd Floor	Bedroom - Primary · 12'11" × 12' ·
2nd Floor	Walk-In Closet · 6'2" × 4'5" ·
2nd Floor	Bedroom · 12'8" × 8'11" ·
2nd Floor	Bedroom · 10'11" × 8'6" ·
2nd Floor	Laundry · 4'6" × 3'3" ·
Lower Level	Family Room · 22'5" × 13'11" ·
Lower Level	Storage · 10'3" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1109-355-nolancrest-heights-nw-calgary-a2350930/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate

by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.