203 355 Nolancrest Heights NW

Calgary | Active | MLS® A2353615

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,282 sq. ft.**

Your next move starts with a conversation.

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Listed by Jessica Chan Real Estate & Management Inc.

A closer look

Welcome to this well-designed 2 Storey townhouse in Nolan Hill, offering 1282 square feet, 2 Bedrooms with its own private Ensuite, Central Air Conditioning, and a Double Tandem Attached Garage, creating a home that is easy to live in and easy to share.

The Main Level features 9ft high ceilings and a bright, open-concept layout. Large windows bring in plenty of natural light, while a ceiling fan adds comfort to the Living Room. The Kitchen serves as the heart of the home, featuring Quartz countertops, all Stainless Steel appliances, tiled backsplash, white shaker-style cabinetry, pendant lighting, and an extended eating bar for casual meals. The Kitchen connects seamlessly to the Dining Area, offering plenty of room to host dinner parties with friends. A pantry closet provides extra storage, while patio doors open directly to the covered Balcony with a BBQ gas line for easy outdoor cooking and summer entertaining.
The Upper Level is dedicated to a dual-primary-style layout, with two well-proportioned Bedrooms, each featuring its own private 4pc Ensuite and Walk-In Closet. The Primary Bedroom's Walk-In Closet includes built-in organizers, while both Ensuites are enhanced with upgraded pot lighting above the showers. A separate Laundry Room with storage space keeps daily routines conveniently close to the Bedrooms. This arrangement offers excellent privacy and flexibility for couples, roommates, family members or overnight guests.

At the ground level, direct access to the Attached Tandem Garage provides room for parking along with valuable space for bikes, seasonal items, and recreational gear.

Located in Nolan Hill, the home is surrounded by the community's network of pathways and parks, with a neighbourhood playground and transit stops close by. Everyday shopping and dining are convenient at Gates of Nolan Hill, while Sage Hill Crossing and Beacon Hill offer even more options for groceries, restaurants, services and major retailers. Quick access to Shaganappi Trail, Sarcee Trail and Stoney Trail makes commuting around Calgary or heading west out of the city convenient.

A thoughtfully planned townhouse offering privacy, comfort, and everyday convenience in a well-connected Northwest Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353615
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:	Townhouse
Total Living Area:	1,282 sq. ft.
Main Level Finished Area:	605 sq. ft.
Upper Level Finished Area:	629 sq. ft.
Condo Fee:	$321.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	1,061 sq. ft.
Lot Frontage:	16'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
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:	Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Nolan Park
Community:	Nolan Hill
Amenities:	Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12' × 11' ·
Main Floor	Dining Room · 11'4" × 10'3" ·
Main Floor	Kitchen · 15'3" × 8' ·
Upper Level	Bedroom - Primary · 11'7" × 10'3" ·
Upper Level	Bedroom · 11'7" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-355-nolancrest-heights-nw-calgary-a2353615/

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