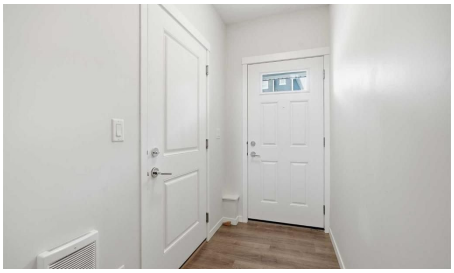
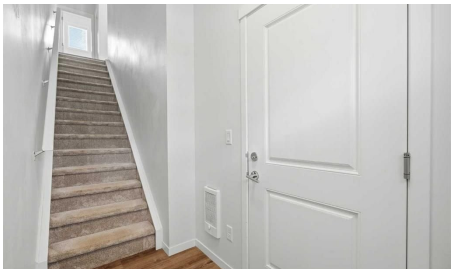
611 355 Nolancrest Heights NW

Calgary | Active | MLS® A2344900

$416,880









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2020**	**1,388.56 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to this bright and beautifully finished two storey townhome in the heart of Nolan Hill. Step inside to wide-plank LVP flooring flowing through the open concept main floor, where the kitchen takes center stage with quartz countertops, a stylish backsplash, stainless steel appliances, and an island with a breakfast bar that's perfect for morning coffee or casual meals. Clean, quiet cabinetry keeps the space feeling calm and put together. Just off the dining area, a private balcony gives you a spot to step outside for fresh air or an evening drink. Upstairs, carpet underfoot leads to two generously sized bedrooms, each with its own ensuite. The primary retreat includes a walk-in closet and a 4 piece ensuite with double sinks, while the second bedroom offers a large walk-in closet of its own and a 4-piece ensuite, ideal for roommates, guests, or family who value their own space. A full-size washer and dryer are conveniently located on this upper level too, so laundry never means a trip up and down the stairs. The single attached garage brings extra versatility with a bonus room at the back and a door out to the backyard, giving you flexible space for storage, a workshop, or a mudroom setup. Prefer more parking? The wall can come down to open it up into a tandem parking configuration. Central air conditioning keeps things comfortable through Calgary's warmer months. Set in Nolan Hill, one of northwest Calgary's newer master-planned communities, this home puts you close to the castle-themed. Nolancrest Castle Playground and the neighbourhood's extensive network of parks, ponds, and pathways. Nolan Hill's Gates offer restaurants, personal services, and grocery access, and with quick connections to Stoney Trail, Shaganappi Trail, and Sarcee Trail, downtown Calgary is ~25-30 minutes away and the airport around ~15 -25 minutes. Whether you're heading out for a hike at Nose Hill Park or grabbing groceries close to home, this location keeps you connected without sacrificing that quiet, tucked-away feel. Perfect for young professionals, investors, or young families just getting started this is a great option to live in the NW. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344900
Bedrooms	2
Bathrooms	3
Year Built	2020
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:	1,388.56 sq. ft.
Main Level Finished Area:	758.97 sq. ft.
Upper Level Finished Area:	629.59 sq. ft.
Condo Fee:	$317.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	955 sq. ft.
Lot Frontage:	15'11¾"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2020 (Age: 6)
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, Natural Gas

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, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
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, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way

Pets Allowed:	Call
Main Floor	Living Room · 15'3" × 11'10" ·
Main Floor	Dining Room · 9'3" × 9' ·
Main Floor	Kitchen · 15'9" × 11'4" ·
Upper Level	Bedroom - Primary · 14'5" × 11'3" ·
Upper Level	Bedroom · 11'8" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Lot Features:	No Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/611-355-nolancrest-heights-nw-calgary-a2344900/

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

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