

\$510,000 - 609 Nolanlake Villas Nw, Calgary

MLS® #A2087679

\$510,000

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

After seeing this home along with the relevant recent sales in its class, you will likely find yourself saying "I have found the one". Stay with us as this description is worth the read! Starting with the stats: Over 1500 square feet of living space, 3 bedrooms, bright office, proper 2 car garage, an END location townhome with an abundance of windows allowing plenty of natural light to flood the home. Now to the fun parts: Boasting a timeless color palette, this home is warm and inviting. The Main floor showcases a gorgeous kitchen with stainless appliances, a large island, Quartz countertops, and an under-mount sink. The dining area is generous, this is an ideal home for entertaining! The living room is spacious and welcoming, thanks to windows on multiple walls giving you an open and airy feel. Stepping upstairs, notice the Primary bedroom is large enough to fit a King size bed, night tables, and also a dresser. All of this is complemented by the ideal walk-in closet, and a gorgeous ensuite complete with oversized shower and dual under-mount sinks, beneath a timeless quartz countertop. 2 more good-sized bedrooms with closet built-ins, a healthy linen/games closet, a washer/dryer, and another 4 piece bath with a quartz countertop rounds out the upper floor. Do you work from home or want a study that's separate from the bedrooms and living areas? Oh how glad we are that you do! The lower level boasts a home office with a large window



creating an inspiring workspace of productivity. Now for the extra fun facts: Open the pantry door, open the linen/games closet, open the bedroom closet doors, and be inspired by Mr and Mrs. Organized, who live and maintain the home this way. Open the garage door and notice how it doesn't have a large staircase, this means more room for your vehicles and storage, making this attached 2-car garage both useful and a favorite factor of many homeowners. When its time for the tour to end, be sure to walk out the front door and down the path, turn left, walk for less than a minute, and behold the gorgeous and expansive ravine that should never be missed in the fall. This home will leave you feeling happy, inspired, and thankful that it could be yours. Be sure to Ask your favorite Realtor to show you stats as homes of this caliber sell fast.

Built in 2016

Essential Information

MLS® #	A2087679
Price	\$510,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	609 Nolanlake Villas Nw
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Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3r0z7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Street Lighting, Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	November 1st, 2023
Days on Market	16
Zoning	M-1 d100
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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