

# \$585,000 - 67 Nolanlake Cove Nw, Calgary

MLS® #A2123981

## \$585,000

3 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning 3-bedroom plus den three-storey End Unit Townhouse located in the highly desirable community of Nolan Hill. Former a Cedarglen Living Showhome, this townhouse offers modern design and ample space with 1,708 Sq.ft of living area. Featuring 3 bedrooms, 2.5 bathrooms, plus a den or office space with double French doors perfect for remote work or a GYM area, this home also includes a heated oversized double attached garage and convenient street parking right in front. Inside, you'll find a well-designed open concept layout with brand new carpets, freshly painted throughout, 9-feet ceilings, and quartz countertops in both the kitchen and bathrooms. The kitchen is stylishly appointed with upgraded cabinetry, soft-close drawers, a massive quartz island with plenty of cupboards space, a good size pantry, stylish neutral subway tile backsplash, and Whirlpool stainless steel appliances. The main floor is bright and inviting, ideal for entertaining, with contemporary laminate flooring flowing seamlessly through the living area, dining room, kitchen, and 2pc powder room. Step out onto the large private balcony, complete with a natural gas line hookup-perfect for summer BBQs. Upstairs, the primary bedroom impresses with a full en-suite featuring double vanity with loads of counter space, a large walk-in closet, and an oversized standing shower. Two additional generously sized bedrooms, a full bathroom, and laundry complete the upper level. Additional features



include low flush toilets, triple-pane windows, HRV system, faux wood blinds, fibre cement siding, stone exterior, and a fully insulated, drywalled, painted, pot lights, and heated double attached garage with plenty of storage space. The community offers green spaces, benches, visitor parking, and is walking distance to parks and ponds. With easy access to Sarcee Trail, Shaganappi, and Stoney Trail. Only 5 minutes to Sage Hill Centre and Beacon Hill Shopping Centre with Costco, Canadian Tire, grocery stores, gas stations, restaurants, and all amenities. This meticulously maintained End Unit Townhome is ready for you to move in and enjoy. Truly a great place to call home. Don't miss out; book your private showing today!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2123981      |
| Price          | \$585,000     |
| Sold Price     | \$570,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,708         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 67 Nolanlake Cove Nw |
| Subdivision | Nolan Hill           |
| City        | Calgary              |

County Calgary  
Province Alberta  
Postal Code T3R 0Z7

**Amenities**

Amenities Park, Parking, Playground, V  
Parking Spaces 2  
Parking Double Garage Attached, G  
Insulated, Oversized, See Re

**Interior**

Interior Features Closet Organizers, Double  
Animal Home, No Smoking  
Counters, Vinyl Windows, Wa  
Appliances Dishwasher, Dryer, Electric S  
Fan, Refrigerator, Washer, W  
Heating High Efficiency, Forced Air  
Cooling None  
Has Basement Yes  
Basement See Remarks

**Exterior**

Exterior Features Balcony, BBQ gas line  
Lot Description Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular  
Lot  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed April 19th, 2024  
Date Sold May 6th, 2024  
Days on Market 17  
Zoning M-1 d100  
HOA Fees 78.75  
HOA Fees Freq. ANN

**Listing Details**

Listing Office CIR Realty



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