

# \$579,900 - 615 Nolanlake Villas Nw, Calgary

MLS® #A2126635

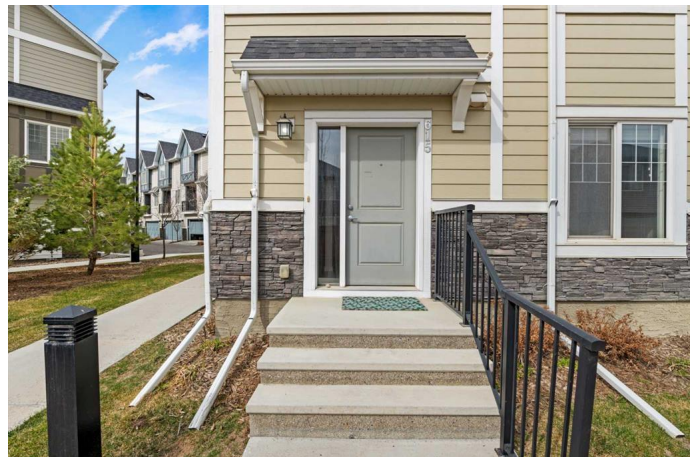
**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,677 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to 615 Nolanlake Villas! Finally your chance to own the perfect townhome in the desirable community of Nolan Hill. As soon as you step into this meticulously maintained end unit townhome, you will fall in love. Featuring three usable storeys, a large open floor plan with an abundance of light from the large windows of each floor, this townhome is sure to stun. This townhome features 3 large bedrooms, 2.5 bathrooms, with the addition of a large den/office on the lower floor. This home also includes the convenience of an oversized double attached garage, as well as both visitor parking and street parking steps away. As you enter, you are introduced to a large entrance with the den, utility room and garage all situated on the lower floor. As you walk up the stairs, you will be greeted to the bright and open concept that is designed for use, with 9 foot ceilings, a chef's kitchen and the dining and living rooms on opposite sides of the floor. The kitchen is designed perfectly, as it has stylish finishes throughout, stainless steel Whirlpool appliances, a garburator and has an immense amount of space, with large cupboards, a large stand-up pantry and a massive quartz island. The main floor is bright and inviting, with wall to wall windows and an extensive amount of room for both a separate dining room and living room. You will have all the space for entertaining guests, and they will love it! Warm, light brown luxury vinyl planks flow seamlessly through the main floor, and will lead you to the main floor balcony and this



balcony space is just the cherry on top. It is perfect for those summer days and getting in the perfect BBQ evenings in, with the natural gas hook-up. The stairs to the upper floor starts with carpet, that leads up and throughout the floor and the three bedrooms. As soon as you reach the top of the stairs, you will be greeted by the cozy primary 12'x12' bedroom, that boasts tons of space, and has all the features you would want in your sanctuary. From a 8' long walk-in closet, to a four piece bathroom with a significantly big walk-in/stand up shower! As you follow the hallway on the upper floor, you will find another 4 piece bathroom, and two more sizeable bedrooms. These two bedrooms allow a ton of natural light from the large windows, have an extensive amount of room and storage with the closets. The beautiful community of Nolan Hill has its own sense of home, as it includes many amenities at your dispense. This townhome is just walking distance away from many parks, green spaces, playgrounds and a scenic lake. Minutes away from Sarcee, Shaganappi and Stoney Trail, it will be sure to make any commute simple, easy and fast. Only minutes away from Beacon Hills, and minutes away from many other grocery stores, plazas and schools. Do not miss your opportunity to own this gem of a townhome, and make this property your next home! Schedule your private showing today! Thank you!

Built in 2017

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2126635  |
| Price      | \$579,900 |
| Sold Price | \$580,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,677         |
| Acres          | 0.02          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 615 Nolanlake Villas Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0Z7                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Playground, Visitor Parking                  |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached, Insulated, Oversized |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings      |
| Heating           | High Efficiency, Forced Air                                                                                                              |
| Cooling           | None                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | See Remarks                                                                                                                              |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2024 |
| Date Sold      | May 1st, 2024    |
| Days on Market | 3                |
| Zoning         | M-1              |
| HOA Fees       | 78.75            |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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