

\$549,888 - 305 Nolanlake Villas Nw, Calgary

MLS® #A2133718

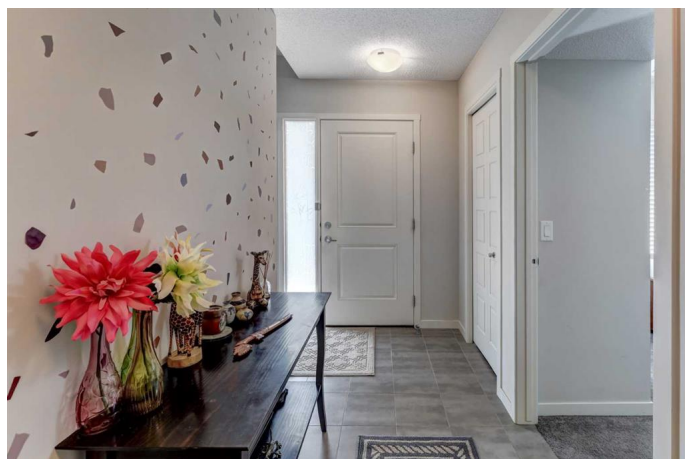
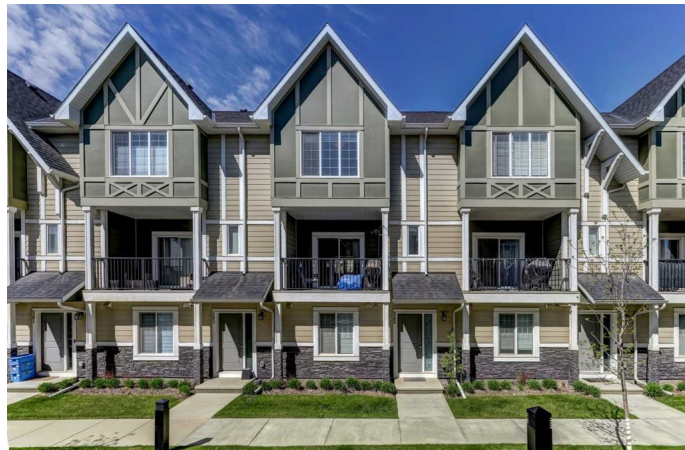
\$549,888

3 Bedroom, 3.00 Bathroom, 1,709 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this Cedarglen Homes
ELEMENTS of NOLAN HILL BEAUTY.
Fabulous floor plan with lower/entry level DEN or OFFICE. 9' CEILING IN THIS GORGEOUS BRIGHT AND VERY OPEN STYLE MAIN FLOOR. LARGE LIVING ROOM WITH PATIO DOORS TO A DECK FOR YOUR MORNING COFFEE OR FOR YOUR GAS BBQ; A VERY STYLISH CHEF'S DELIGHT KITCHEN WITH AN ABUNDANCE OF WHITE CUPBOARDS AND ATTRACTIVE QUARTZ COUNTER TOPS. YOU'LL LOVE THE 4 or 5 PERSON LONG BREAKFAST BAR AND ALSO DINING ROOM. A very free flowing plan. Fantastic value in this fully finished home with over 1700 sq ft on the 3 levels & features UPGRADED LAMINATE FLOORS ON MAIN FLOOR. Three great sized bedrooms on the top floor. The large Primary bedroom also features a private Oversized Glass Enclosed Shower double His and Hers sink and Quartz Counter Tops. Enjoy the large Walk-in Closet. there is also a 4-pce bath on this floor. The Laundry room is also Convenient located on this floor. This lovely home also features the great Convenience of an attached Double Garage. This is an excellent well run Complex is Conveniently Located Just steps away from large Green Space. Convenient Community Shopping. Lots of VISITOR PARKING. ONLY Minutes from the HUGE RIOCAN BEACON HILL SHOPPING CENTRE with COSTCO; THE BRICK; CANADIAN TIRE; HOME DEPOT; SPORT CHEK; SHOPPERS DRUG



MART; HOMESENSE; GOODLIFE FITNESS;
BEST BUY; MARK'S; MICHAELS; GOLF
TOWN; DOLLARAMA; EB GAMES; PET
SMART; MAJOR BANKS, RESTAURANTS
and MANY MANY other major retailers. Easy
access to Sarcee Trail & the Calgary Stoney
Trail Ring Road.

Built in 2015

Essential Information

MLS® #	A2133718
Price	\$549,888
Sold Price	\$549,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,709
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	305 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Side By Side

Interior

Interior Features	No Smoking Home
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	Balcony
Lot Description	Street Lighting
Roof	Asphalt
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 14th, 2024
Days on Market	14
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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