

\$515,000 - 202 Nolanlake Villas Nw, Calgary

MLS® #A2159653

\$515,000

3 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning 3 story townhouse, a perfect blend of modern elegance and functional design, PRICED to sell quick with so many extras like garage, California closets in the garage and master closet, water softener, new stove and hot water tank! Nestled in the desirable neighbourhood of Nolan Hill, this home offers 3 spacious bedrooms, 2.5 bathrooms, and an array of desirable features.

On the ground floor level is the oversized double garage with custom California storage, a large entryway, office, and utility room with a brand new hot water tank and water infiltration system.

Head on up to the second level to be greeted by an open concept main level that seamlessly integrates the living, dining, and kitchen areas. The kitchen is a chef's dream, featuring sleek countertops, stainless steel appliances (including the brand new upgraded stove), and amazing cabinetry with incredible storage. The living area boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. To finish off this level is a half bath for your guests, as well as the charming covered balcony, providing a perfect spot for relaxation or outdoor dining.

The third level includes the master bedroom complete with a private 3 piece ensuite bath



and generous closet space with custom California closet organizers. Two additional bedrooms are perfect for family or guests and share a well appointed full 4 piece bathroom. and convenient laundry closet.

This townhouse is not just a home, but a lifestyle with convenient access to major routes, shopping, and dining. Come experience the perfect balance of comfort and sophistication. Schedule your showing today!

Built in 2015

Essential Information

MLS® #	A2159653
Price	\$515,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	202 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Guest, Heated Garage, Insulated, Off Street, On Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None, Wall/Window Unit(s)
Has Basement	Yes
Basement	None, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Few Trees, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 27th, 2024
Days on Market	35
Zoning	M-1 d100
HOA Fees	78.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Hope Street Real Estate Corp.
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