

# \$549,900 - 201 Nolanlake Villas Nw, Calgary

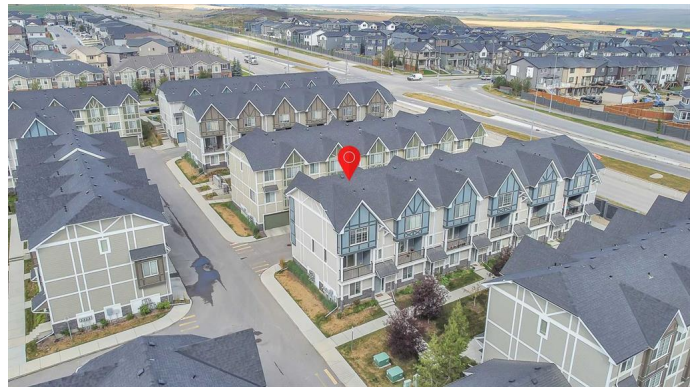
MLS® #A2160113

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,707 sqft  
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

**\*\*JOIN US FOR AN OPEN HOUSE ON SATURDAY, SEPTEMBER 7, FROM 3-5 PM!\*\*** Come explore your future home and experience all the charm it has to offer. Donâ€™t miss this chance to envision your life in this beautiful space â€“ we canâ€™t wait to see you there! Exceptional Corner Unit Townhome in Nolanlake Villas â€“ Bright, Spacious, and Ready for You! Step into this stunning, rarely available corner unit in the heart of Nolan Hill, where every detail has been thoughtfully crafted for comfortable, modern living. Bathed in natural light from expansive windows on all three levels, this home offers a perfect blend of style and functionality. With 3 generously sized bedrooms, 2.5 bathrooms, and a versatile den/office space on the ground floor, there's plenty of room for everyone. The moment you enter, you'll appreciate the welcoming foyer that leads to your private den â€“ perfect for a home office or cozy retreat. The oversized double attached garage ensures you'll never have to worry about parking, with additional visitor and street parking just steps away. The main living area is a true showstopper. High 9-foot ceilings and an open-concept layout create an airy, inviting space perfect for both entertaining and everyday living. The chef's kitchen is the heart of the home, featuring sleek stainless steel appliances, ample cabinetry, and a huge quartz island thatâ€™s perfect for meal prep or casual dining. The adjoining dining and living areas are spacious



and bright, with luxury vinyl plank flooring adding warmth and elegance throughout. Step out onto the balcony to enjoy BBQ. Upstairs, the primary bedroom is your personal sanctuary, complete with a walk-in closet and a private ensuite. Two additional bright bedrooms share a well-appointed bathroom, offering plenty of space for family or guests. Nolan Hill is a sought-after community known for its parks, green spaces, and picturesque lake. You'll love the convenience of being close to major routes like Sarcee, Shaganappi, and Stoney Trail, making your commute effortless. Plus, you're just minutes from Beacon Hills shopping, grocery stores, schools, and more. This townhome is move-in ready, with a newer washer and dryer included. Don't miss out on this exceptional opportunity – schedule your private showing today and make this your new home!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2160113      |
| Price          | \$549,900     |
| Sold Price     | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,707         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 201 Nolanlake Villas Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1E7                 |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Other, Playground, Snow Removal, Visitor Parking                                                      |
| Parking Spaces | 2                                                                                                     |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized, Secured |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | See Remarks, Walk-Out                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Lighting, Private Entrance, Rain Gutters                          |
| Lot Description   | Corner Lot, Few Trees, Low Maintenance Landscape, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Composite Siding, Concrete, Stone, Wood Frame                                        |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 23rd, 2024    |
| Date Sold      | September 13th, 2024 |
| Days on Market | 21                   |
| Zoning         | M-1 d100             |
| HOA Fees       | 78.75                |
| HOA Fees Freq. | ANN                  |

Listing Details

Listing Office              Town Residential

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