

\$499,900 - 517 Nolanlake Villas Nw, Calgary

MLS® #A2164401

\$499,900

3 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Don't miss this amazing opportunity to own this stunning three-storey townhome in the highly sought-after community of Nolan Hill that offers an exceptional opportunity for ownership. With 1,704 sq.ft of developed living space, this beautifully designed and modern townhouse features 3 bedrooms, 2.5 bathrooms, and a den or office space—perfect for those working from home or needing a quiet study area. The property includes an oversized double attached garage with nearby visitor parking. The open-concept floor plan is thoughtfully designed, featuring 9-foot ceilings, quartz countertops in the kitchen and bathrooms, upgraded full-height cabinetry, soft-close drawers, a large quartz island with ample cupboard space, a stylish subway tile backsplash, and Whirlpool stainless steel appliances. The bright and open main floor, with contemporary laminate flooring throughout, is flooded with natural light and ideal for entertaining. The East-facing living room leads to a large private balcony, complete with a gas line hookup for summer BBQs. Upstairs, the spacious primary bedroom boasts a full en-suite with dual vanities, an oversized standing shower, and a large walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry area complete this level. Additional features include low flush toilets, triple-paned windows, an HRV system, 2• faux wood blinds, fiber cement siding and stone exterior, and a fully insulated and



drywalled double attached garage with ample storage space. The front of the house faces a beautifully maintained community with green spaces, benches, and visitor parking. It's within walking distance to neighborhood parks and ponds and offers easy access to Sarcee Trail, Shaganappi, and Stoney Trail. Just 5 minutes from Sage Hill Centre and Beacon Hill Shopping Centre with Costco, Canadian Tire, grocery stores, gas stations, restaurants, and all Amenities. This meticulously maintained townhome is ready for you to move in and enjoy. Don't miss this chance to call it home—schedule your private showing today!

Built in 2016

Essential Information

MLS® #	A2164401
Price	\$499,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	517 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, See Remarks

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	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	September 10th, 2024
Date Sold	September 23rd, 2024
Days on Market	13
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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