

# \$499,900 - 623 Nolanlake Villas Nw, Calgary

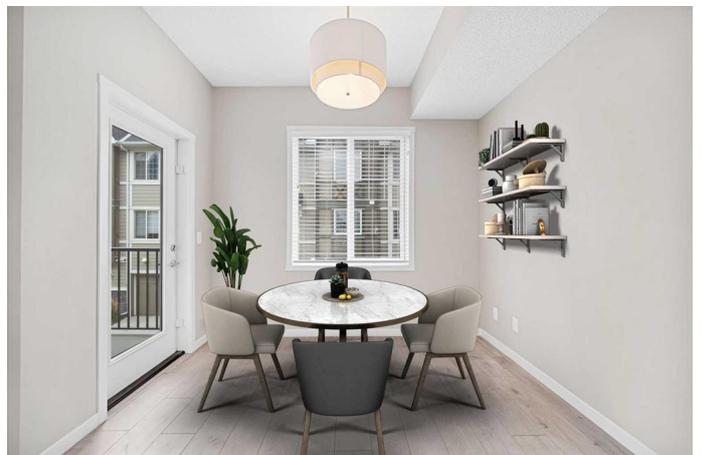
MLS® #A2169822

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,715 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

One of the best priced townhomes in all of Nolan Hill! Pride of ownership is apparent in this well appointed unit in a great neighbourhood. Featuring three storeys, a large open floor plan with an abundance of light from the large windows of each floor, this townhome is sure to tick all of the boxes for families, empty nesters, or young couples starting out. 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, and an abundance of visitor parking a short walk away. As you enter, you are introduced to a large entrance with the den and utility room with plenty of room. The open concept main level features nine foot ceilings and gives a feeling of grandeur in combination with the abundance of natural light. The kitchen features stainless steel Whirlpool appliances, and has an immense amount of space, with large cupboards, a good sized pantry. Warm, light grey laminate planks flow seamlessly through the main floor, making cleaning a breeze. The primary bedroom boasts tons of space, a features a large walk-in closet, four piece ensuite bathroom with dual vanity. No more sharing your sink! The other two bedrooms are flooded with natural light from the large windows, have an extensive amount of closet space. This townhome is walking distance away from many parks, green spaces, playgrounds and a scenic lake. Close



to Sarcee trail, Shaganappi trail, and Stoney Trail, all necessary amenities are within a few minutes drive. This house shows great pride of ownership and the only thing that it is missing is you!

Built in 2016

### Essential Information

MLS® #	A2169822
Price	\$499,900
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,715
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	623 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
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Humidifier
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 9th, 2024
Days on Market	38
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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