

# \$485,000 - 516 Nolanlake Villas Nw, Calgary

MLS® #A2206496

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,487 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 13TH FROM 1-3PM!!! \$10,000 Price Adjustment! Looking for the best value townhome in Nolan Hill? Here's the one you've been looking for! This two-storey townhome in the NW community of Nolan Hill is well located, has just under 1800 sq ft of livable space, and full of upgrades. Upon entering the home on the main floor (no walking up a flight of stairs to your kitchen!), you'll notice the 9-foot ceilings and updated flooring which extends to the upper floor as well. Unlike some of the other options on the market where you have to climb stairs upon entering the home, with this property you walk right into your main floor which is a huge bonus! The spacious living room flows seamlessly into the open concept large kitchen and dining area. With ample counter space, and upgraded stainless steel appliances including a hood fan, the kitchen is a perfect spot for entertaining and cooking up your favourite meal. Going upstairs you will find three oversized bedrooms, including the primary which has a 3-piece ensuite and spacious walk-in closet. Upstairs laundry saves you flights of stairs every time you have throw in a load. Two other bedrooms and a 4-piece bathroom complete the 2nd floor. The lower level features a great flex space (currently a gym) with upgraded tile which extends the entire length of the room, a mud room and the utility space, along with the access to the oversized double attached garage backing onto a paved laneway.



Located close to walking pathways through the Nolan Hill Storm Pond area, and minutes from shopping, schools and playgrounds. Easy access to Stoney Trail and Shaganappi. Located in a beautiful complex with visitor parking, this townhome won't last long. Book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2206496
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,487
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	516 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z7

**Amenities**

Amenities	Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Stone Counters
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	24
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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