

# \$519,900 - 407 Nolanlake Villas Nw, Calgary

MLS® #A2213228

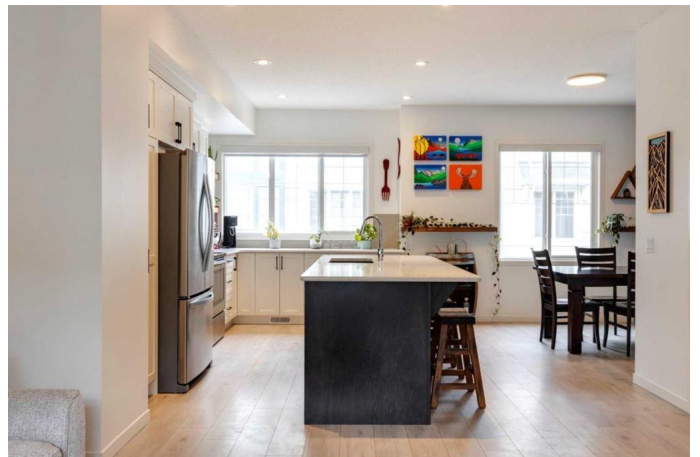
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to your perfect home in the vibrant and family-friendly community of Nolan Hill. This immaculate 3-bedroom, 2.5 bathroom townhome blends stylish comfort with practical living, making it ideal for young families or those starting their homeownership journey. Step inside to a welcoming entry with a flex space perfect for your home office or gym. Upstairs, the bright and open main floor fills with sunshine from oversized windows, airy 9-foot ceilings, and a stunning kitchen showcasing stainless steel appliances, quartz countertops, and a large center island designed for gatherings with family and friends. Enjoy warm evenings grilling on your private balcony, conveniently equipped with a gas BBQ hookup. Unwind upstairs where your spacious primary bedroom awaits, complete with a large walk-in closet and a stylish ensuite featuring dual sinks and glass shower. Two additional bedrooms, another full bathroom, and convenient upper floor laundry make family life easy. An oversized double garage provides plenty of room for bikes, strollers, and outdoor gear, with additional visitor parking just steps away. Ideally located near schools, parks, playgrounds, shopping and fantastic restaurants, Nolan Hill offers safety, comfort, and a welcoming community atmosphere. Plus, quick access to Sarcee, Shaganappi, Stoney Trail, and 144 Ave ensures an easy commute. Don't miss your chance to make this stunning home yours and become part of one of Calgary's most sought-after



neighbourhoods!

Built in 2016

### Essential Information

MLS® #	A2213228
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	407 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z7

### Amenities

Amenities	Community Gardens, None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air

Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	78
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.