$485,000 - 516 Nolanlake Villas Nw, Calgary

MLS® #A2216570

$485,000
3 Bedroom, 3.00 Bathroom, 1,491 sqft
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

*OPEN HOUSE(s) Saturday May 3 from 12 pm to 4 pm and Sunday May 4 from 12 pm to 4 pm *Welcome to this impeccably maintained two-storey townhome, ideally situated in the vibrant community of Nolan Hill. Offering over 1717 sq. ft. of thoughtfully developed living space, this home features 3 bedrooms, 2.5 bathrooms, a versatile den, and a double attached garageâ€”perfect for families, professionals, or anyone seeking a balance of comfort, style, and functionality.

From the moment you enter, you'll be impressed by the open-concept design, enhanced by 9-foot ceilings, elegant laminate plank flooring, and abundant natural light throughout. The modern kitchen is a standout, boasting sleek quartz countertops, soft-close cabinetry, generous storage, stainless steel appliances, a timeless subway tile backsplash, and a convenient breakfast bar for casual dining.

Adjacent to the main living area, a spacious private front patio with a natural gas hookup offers an ideal setting for morning coffee or year-round barbecuing. Upstairs, the primary suite features a walk-in closet and a luxurious ensuite with an oversized glass shower. Two additional oversized bedrooms, a full bathroom, and an upper-floor laundry area ensure day-to-day comfort and convenience.

The lower-level den provides a flexible space

perfect for a home office, gym, study area, or reading nook. Additional highlights include energy-efficient triple-pane windows, a heat recovery ventilation (HRV) system for enhanced indoor air quality, stylish 2â€• faux wood blinds, and a durable exterior finished with fibre cement siding and stone accents.

The fully insulated and drywalled double attached garage offers ample space for parking and organized storage. Visitor parking is conveniently located just steps from the front entrance, and a charming pergola with seating adds to the community appeal.

Enjoy close proximity to parks, walking paths, and green spaces, with quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail. Nearby amenities include Sage Hill Centre, Beacon Hill Shopping Centre, Costco, and a variety of dining options.

This townhome truly offers the best of both style and location. Donâ€™t miss your opportunityâ€”schedule your private showing today or explore the 3D virtual tour!

Built in 2015

Essential Information

MLS® #	A2216570
Price	$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,491
Acres	0.09
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	T3R 0Z7

Amenities

Amenities	Community Gardens, Other, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R1
HOA Fees	79

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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