

# \$519,900 - 43 Nolanlake Cove Nw, Calgary

MLS® #A2228439

**\$519,900**

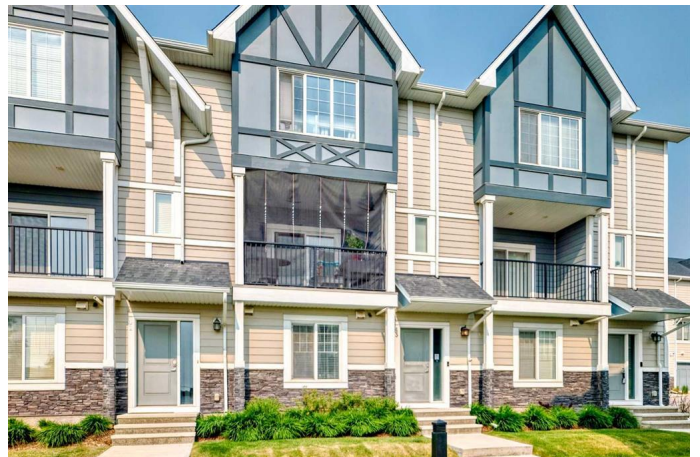
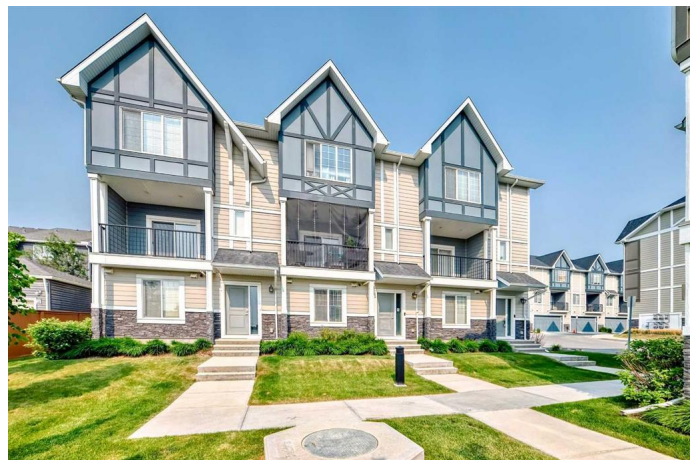
3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Don't miss the chance to own this exceptional three-storey townhome located in the sought-after community of Nolan Hill. Offering a perfect combination of modern design and spacious living, this 1,716.6 sq. ft. home features 3 bedrooms, a flexible den, and stylish finishes throughout.

The den provides a great space for a home office, study area, or relaxation. One of the highlights is the oversized double attached garage, with visitor parking conveniently nearby. The open-concept layout is enhanced by 9-foot ceilings and elegant quartz countertops in both the kitchen and bathrooms. The chef-inspired kitchen includes upgraded full-height cabinetry, soft-close drawers, a large quartz island with ample storage, a stand-up pantry, classic subway tile backsplash, and Whirlpool stainless steel appliances. The main level showcases durable laminate plank flooring, ideal for entertaining and a sun-drenched, East-facing living room that opens onto a spacious private balcony—perfect for summer BBQs with a built-in gas line and serene courtyard views. A stylish 2-piece powder room adds extra convenience. Upstairs, the primary bedroom features a large walk-in closet and a luxurious en-suite with an oversized standing glass shower. Two more bedrooms, a full bathroom, and a thoughtfully placed laundry area complete the upper level. Additional features include triple-pane windows, low-flush toilets, an HRV system, • faux wood blinds, fiber



cement siding, and attractive stone detailing. The fully insulated and drywalled double garage offers excellent storage options. The home is set against a beautifully landscaped courtyard with green space, benches, and close access to visitor parking. Enjoy walking distance to parks and ponds, plus quick access to major roads like Sarcee Trail, Shaganappi Trail, and Stoney Trail. You'll also be just minutes from Sage Hill Centre and Beacon Hill Shopping Centre, featuring popular retailers like Costco, Canadian Tire, restaurants, and more. This move-in-ready townhome is a must-see—book your private showing today!

Built in 2016

### Essential Information

MLS® #	A2228439
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	43 Nolanlake Cove 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
# of Garages	2

## Interior

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

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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