# \$499,900 - 607 Nolanlake Villas Nw, Calgary

MLS® #A2235184

# \$499,900

3 Bedroom, 3.00 Bathroom, 1,705 sqft Residential on 0.02 Acres

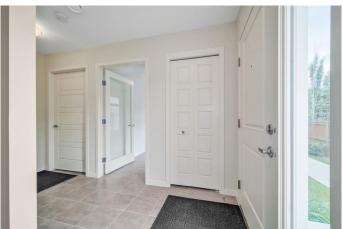
Nolan Hill, Calgary, Alberta

Welcome to this exceptional over 1,700 sq ft townhome in "The Elements of Nolan Hill" complex, offering contemporary style and a private setting backing onto single-family homes. Built in 2018, this quiet unit boasts a unique private front entrance, setting it apart from the rest of the complex.

The main floor features an open-concept layout, seamlessly connecting the upgraded kitchen with sleek stone countertops and stainless steel appliances to the spacious living and dining areas. A convenient half bath on this level adds to the functionality.

Upstairs, you'll find two well-sized bedrooms, a four-piece main bathroom, and a generous primary bedroom complete with its own private ensuite. Throughout the home, enjoy the durability and modern aesthetic of luxury vinyl plank flooring and stylish tile. Step outside to your exceptionally sized balcony, perfect for entertaining or relaxing, and equipped with a natural gas line for your BBQ. The lower level provides direct access to the double-wide attached garage, along with a versatile den/flex room â€" ideal for a home office, gym, or media space. Location is key! This home offers incredible convenience, just minutes from Costco off Sarcee Trail and a vast array of associated shopping, restaurants, and shops. Enjoy easy access to major roadways, making your commute a breeze. This home is an ideal choice for first-time buyers or those







looking to step up into a modern, low-maintenance lifestyle in a vibrant Calgary community. Don't miss this opportunity!

#### Built in 2016

# **Essential Information**

MLS® # A2235184 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,705 Acres 0.02 Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 607 Nolanlake Villas Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z7

#### **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Stone Counters,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 65

Zoning M-1 d100

# **Listing Details**

Listing Office Real Broker

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