

## 506 Nolanlake Villas NW Calgary, Alberta

**MLS # A2213292**


# \$500,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Garage Heater, 3 shelves attached to ceiling in Garage, 1 square shelf on the right of home office on main level, 1 square shelf on left side of home office on main level, 2 shelves on the left of home office on left side wall, 1 Shelf on main level right next to stairs, Tv mount on second level, Cabinet in 2nd bedroom left of home office on third floor

Welcome to this beautifully maintained two-storey townhome in the vibrant community of Nolan Hill, offering over 1,651 sq. ft. of developed living space. With 3 bedrooms, 2.5 bathrooms, a den, and a double attached garage, this home is perfect for families, professionals, or anyone looking for both space and style. From the moment you walk in, you'll be impressed by the open-concept layout featuring 9-foot ceilings, fresh paint throughout, stylish laminate plank flooring, and an abundance of natural light. The thoughtfully designed kitchen stands out with sleek quartz countertops, soft-close cabinetry, ample storage, stainless steel Whirlpool appliances, a timeless subway tile backsplash, and a convenient breakfast bar. Just off the main living area, a spacious private balcony with a natural gas hookup provides the perfect spot for morning coffee or year-round grilling. Upstairs, the primary bedroom offers a walk-in closet and a luxurious ensuite complete with dual vanities and an oversized glass shower. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry area provide comfort and convenience for daily living. On the lower level, the den offers a quiet and flexible space that's ideal for a home office, study area, or reading nook. Additional features include energy-efficient triple-pane windows, a heat recovery ventilation (HRV) system for improved air quality, stylish faux wood blinds, and a durable exterior finished with fibre cement siding and stone accents. The double-attached garage is fully insulated and drywalled, offering plenty of room for parking and organized storage. Visitor parking is located directly in front of the unit, and a charming pergola with seating is just steps away. You'll love the location—just minutes from parks, green spaces, and walking paths, with quick access to Sarcee Trail,

Shaganappi Trail, and Stoney Trail. Sage Hill Centre, Beacon Hill Shopping Centre, Costco, restaurants, and more are all close by. This townhome truly has it all—space, style, and an unbeatable location. Don't miss your opportunity to make it yours. Book your private showing today or explore the 3D virtual tour!