# \$500,000 - 506 Nolanlake Villas Nw, Calgary

MLS® #A2213292

# \$500,000

3 Bedroom, 3.00 Bathroom, 1,414 sqft Residential on 0.02 Acres

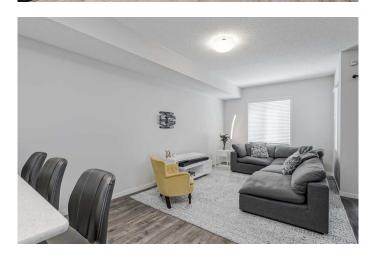
Nolan Hill, Calgary, Alberta

\*OPEN HOUSE (s) Saturday, May 3 12pm to 4 pm and Sunday May 4 from 2 pm to 4pm \*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 2― 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'II love the locationâ€"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 allâ€"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!

Built in 2016

#### **Essential Information**

MLS® # A2213292 Price \$500,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,414

Acres 0.02

Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 506 Nolanlake Villas Nw

Subdivision Nolan Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z7

#### **Amenities**

Amenities Gazebo, Other, Trash, Visitor Parking, Community Gardens

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No.

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Storage, Walk-In Closet(s)

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

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 7

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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