

# \$539,900 - 510 Nolanlake Villas Nw, Calgary

MLS® #A2215593

**\$539,900**

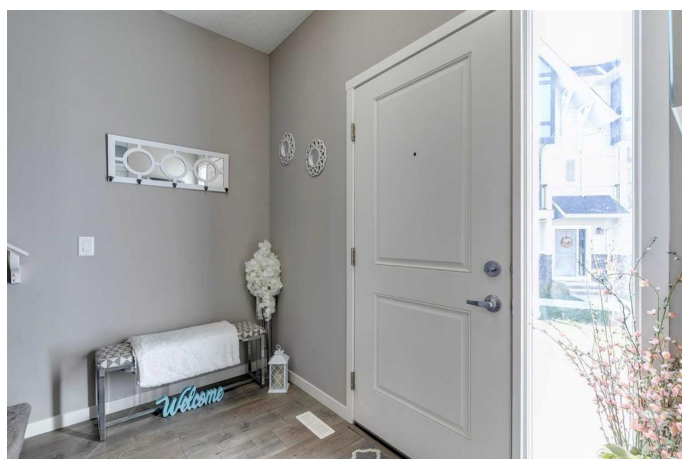
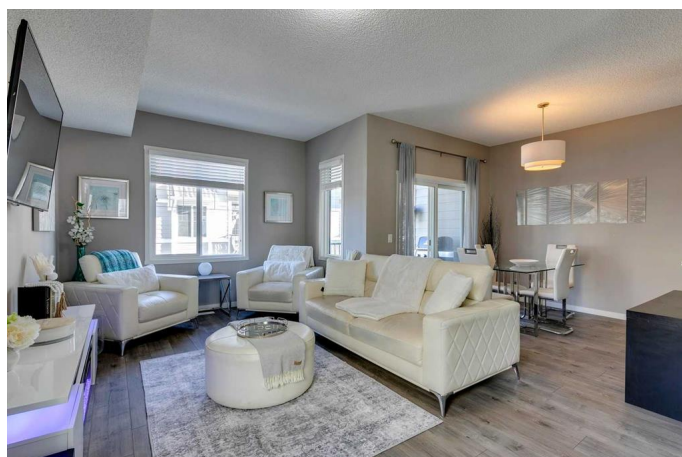
3 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

**Cream of the Crop 3 Bedroom Corner Unit!**

This remarkable two-storey townhome combines stylish design with modern functionality, offering an top notch location, open-concept layout and premium finishes throughout. Step inside to discover 9-foot ceilings, luxurious quartz countertops, and vinyl plank flooring that extends seamlessly across the main level. The chef-inspired kitchen is a standout, featuring sleek stainless steel appliances, upgraded full-height cabinetry, and a breakfast bar—perfect for entertaining or casual dining. The spacious living and dining areas open onto a large private balcony, complete with a gas line hookup for summer BBQs. Upstairs, the inviting primary suite boasts a spa-like ensuite with dual sinks, an oversized standing shower, and a walk-in closet. Two additional generously sized bedrooms, a stylish 5-piece bath, and a conveniently located laundry room complete this level. The lower level offers a versatile flex space ideal for a home office or gym. With an oversized double attached garage, you'll never have to worry about parking, plus additional visitor and street parking is just steps away. Located in the desirable community of Nolan Hill, known for its scenic parks, green spaces, and serene lake, this meticulously maintained home embodies pride of ownership and is move-in ready. Enjoy the convenience of nearby major routes like Sarcee, Shaganappi, and Stoney Trail, making your commute effortless. This



meticulously maintained townhome shows a real pride of ownership and is ready for you to move in and enjoy. Don't miss this chance to call it homeâ€”schedule your private showing today! \*\* Please note.. Via the RMS Measurement standard this home is 1406sqft however the total squarfootage of the home is 1711 sqft.

Built in 2016

### **Essential Information**

MLS® #	A2215593
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	510 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Parking, Playground, Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Double Vanity
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	92
Zoning	M-1
HOA Fees	287
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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