

# \$519,900 - 407 Nolanlake Villas Nw, Calgary

MLS® #A2213228

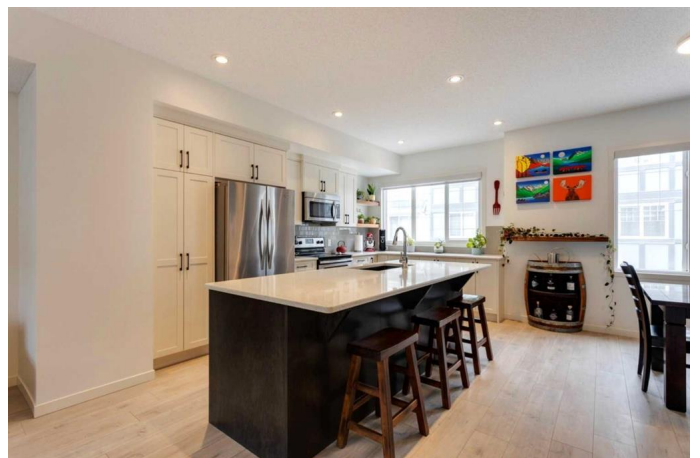
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE - Saturday May 10th and Sunday May 11th from 2-4pm -- Welcome to your perfect home in the vibrant and family-friendly community of Nolan Hill. This immaculate 3-bedroom, 2.5 bathroom townhome blends stylish comfort with practical living, making it ideal for young families or those starting their homeownership journey. Step inside to a welcoming entry with a flex space perfect for your home office or gym. Upstairs, the bright and open main floor fills with sunshine from oversized windows, airy 9-foot ceilings, and a stunning kitchen showcasing stainless steel appliances, quartz countertops, and a large center island designed for gatherings with family and friends. Enjoy warm evenings grilling on your private balcony, conveniently equipped with a gas BBQ hookup. Unwind upstairs where your spacious primary bedroom awaits, complete with a large walk-in closet and a stylish ensuite featuring dual sinks and glass shower. Two additional bedrooms, another full bathroom, and convenient upper floor laundry make family life easy. An oversized double garage provides plenty of room for bikes, strollers, and outdoor gear, with additional visitor parking just steps away. Ideally located near schools, parks, playgrounds, shopping and fantastic restaurants, Nolan Hill offers safety, comfort, and a welcoming community atmosphere. Plus, quick access to Sarcee, Shaganappi, Stoney Trail, and 144 Ave ensures an easy commute. Don't miss your chance to make



this stunning home yours and become part of one of Calgary's most sought-after neighbourhoods!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213228      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,680         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 407 Nolanlake Villas Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R0Z7                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None, Community Gardens |
| Parking Spaces | 2                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,                                |

|          |                            |
|----------|----------------------------|
|          | Refrigerator, Washer/Dryer |
| Heating  | Central, Forced Air        |
| Cooling  | None                       |
| Basement | None                       |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | M-1           |
| HOA Fees       | 78            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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