



THE
A-TEAM

**RE/MAX
FIRST**

202 NOLANLAKE Villas, Calgary T3R 0Z7

MLS®#: **A2159653**

Area: **Nolan Hill**

Listing Date: **08/21/24**

List Price: **\$515,000**

Status: **Pending**

County: **Calgary**

Change: **-\$21k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,721**
Low Sqft:
Ttl Sqft: **1,721**

DOM

28
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Lawn,Landscaped,Many Trees**
Park Feat: **Double Garage Attached,Garage Faces Rear,Guest,Heated Garage,Insulated,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Composite Siding,Concrete,Stone**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete,Wood**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Smart Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	16`9" x 18`0"
Dining Room	Second	7`11" x 10`0"
Office	Lower	11`2" x 7`0"
Furnace/Utility Room	Lower	11`1" x 5`11"
3pc Ensuite bath	Third	8`4" x 5`0"
Bedroom	Third	9`0" x 12`4"

Room	Level	Dimensions
Kitchen	Second	14`1" x 16`0"
2pc Bathroom	Second	5`10" x 5`0"
Foyer	Lower	8`9" x 12`2"
Bedroom - Primary	Third	12`1" x 14`1"
Bedroom	Third	11`0" x 12`6"
4pc Bathroom	Third	8`6" x 5`0"

Condo Fee:
\$264

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1611365**

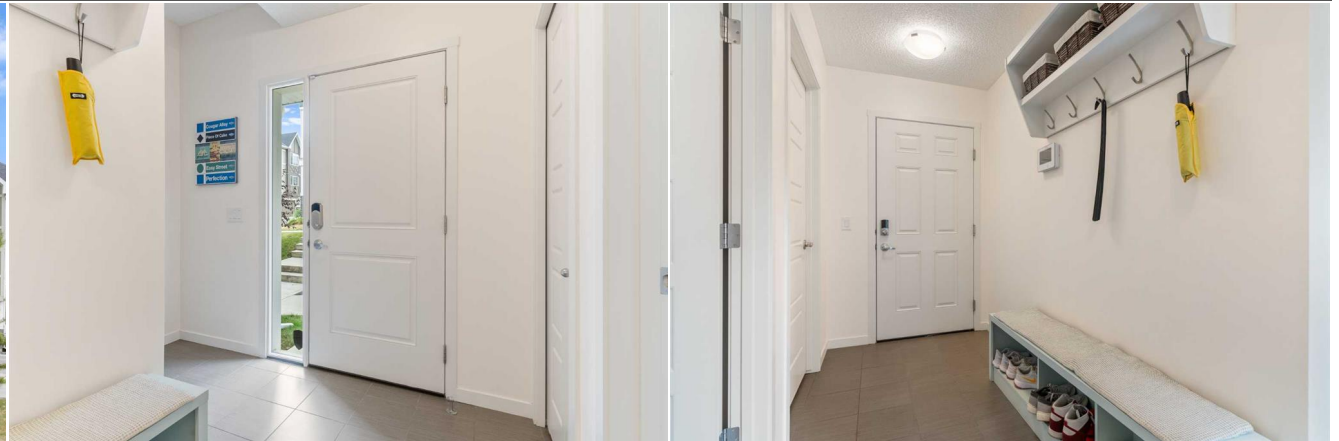
Remarks

Pub Rmks: **Welcome to this stunning 3 story townhouse, a perfect blend of modern elegance and functional design, PRICED to sell quick with so many extras like garage, California closets in the garage and master closet, water softener, new stove and hot water tank! Nestled in the desirable neighbourhood of Nolan Hill, this home offers 3 spacious bedrooms, 2.5 bathrooms, and an array of desirable features. On the ground floor level is the oversized double garage with custom California storage, a large entryway, office, and utility room with a brand new hot water tank and water infiltration system. Head on up to the second level to be greeted by an open concept main level that seamlessly integrates the living, dining, and kitchen areas. The kitchen is a chef's dream, featuring sleek countertops, stainless steel appliances (including the brand new upgraded stove), and amazing cabinetry with incredible storage. The living area boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. To finish off this level is a half bath for your guests, as well as the charming covered balcony, providing a perfect spot for relaxation or outdoor dining. The third level includes the master bedroom complete with a private 3 piece ensuite bath and generous closet space with custom California closet organizers. Two additional bedrooms are perfect for family or guests and share a well appointed full 4 piece bathroom. and convenient laundry closet. This townhouse is not just a home, but a lifestyle with convenient access to major routes, shopping, and dining. Come experience the perfect balance of comfort and sophistication. Schedule your showing today!**

Inclusions: **Heater in garage, California closet organizers in garage and master walk in closet, desk in office**

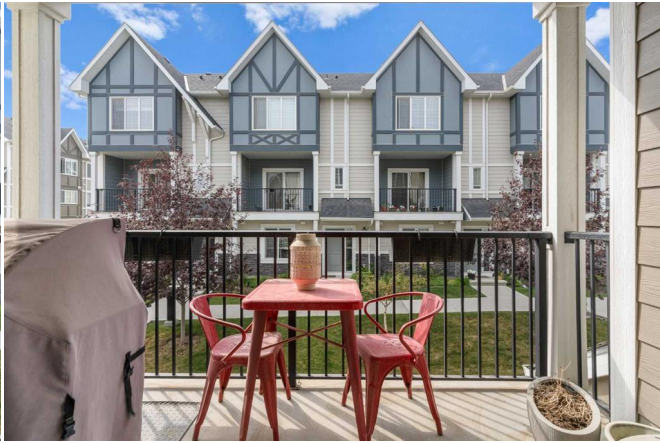
Property Listed By: **Hope Street Real Estate Corp.**

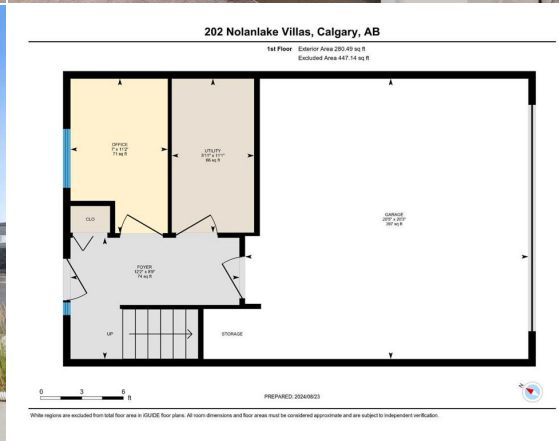
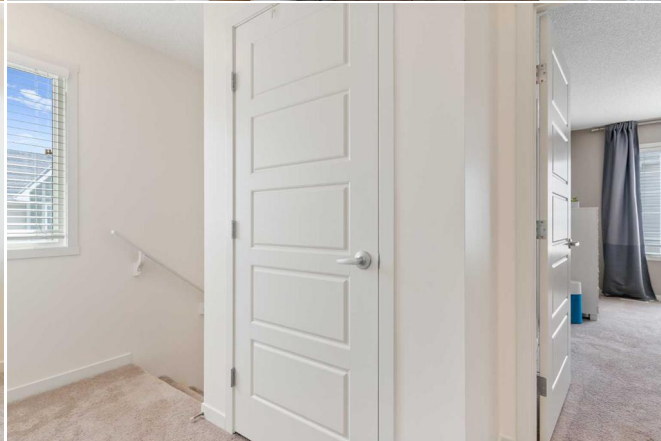
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







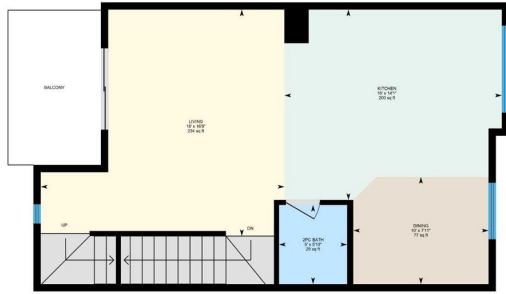




White regions are excluded from total floor area in VOUCHER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

202 Nolanlake Villas, Calgary, AB

2nd Floor Exterior Area 677.85 sq ft



PREPARED: 2024/09/23

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

202 Nolanlake Villas, Calgary, AB

3rd Floor Exterior Area 702.97 sq ft



PREPARED: 2024/09/23

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