



THE
A-TEAM

**RE/MAX
FIRST**

510 NOLANLAKE Villas, Calgary T3R 0Z7

MLS®#: **A2170014** Area: **Nolan Hill** Listing **10/10/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2016** Abv Sqft: **1,406**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,108 sqft** Ttl Sqft: **1,406**
 Lot Shape:

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Ceramic Tile, Laminate**
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 10`6"	Dining Room	Main	10`0" x 9`9"
Living Room	Main	19`1" x 10`6"	Flex Space	Lower	15`9" x 7`2"
Foyer	Main	8`3" x 5`11"	Laundry	Upper	3`9" x 3`2"
Furnace/Utility Room	Lower	10`2" x 4`11"	Bedroom - Primary	Upper	11`10" x 11`8"
Bedroom	Upper	10`5" x 9`6"	Bedroom	Upper	10`4" x 7`9"
2pc Bathroom	Main	5`2" x 4`10"	5pc Bathroom	Upper	9`5" x 5`0"
4pc Ensuite bath	Upper	8`2" x 8`6"			

Condo Fee:
\$287

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1611365**

Remarks

Pub Rmks: **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 home—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.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











