

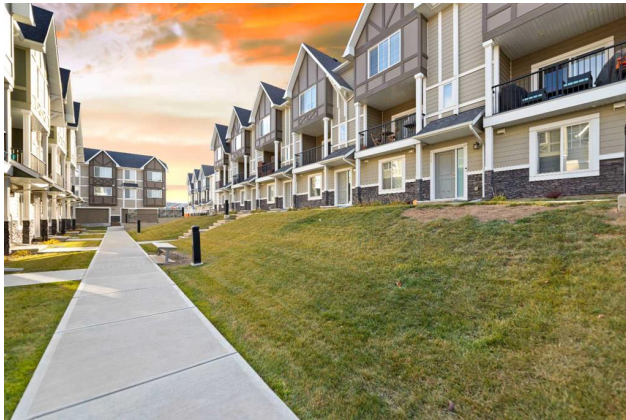


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 NOLANLAKE Villas, Calgary T3R 0Z7**

MLS®#: **A2179673**      Area: **Nolan Hill**      Listing **11/17/24**      List Price: **\$495,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 17-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **979 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Few Trees,Lawn,Landscaped**  
 Park Feat: **Double Garage Attached,Garage Faces Rear,Off Street**

Finished Floor Area

Abv Sqft: **1,691**  
 Low Sqft:  
 Ttl Sqft: **1,691**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Concrete,Stone**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	9`11" x 6`1"	Living Room	Second	16`3" x 12`11"
Den	Main	8`9" x 7`9"	Kitchen	Second	16`2" x 16`1"
Bedroom - Primary	Third	12`0" x 10`5"	Bedroom	Third	11`6" x 6`6"
Bedroom	Third	10`6" x 8`8"	2pc Bathroom	Second	5`9" x 5`0"
4pc Bathroom	Third	8`4" x 4`11"	4pc Ensuite bath	Third	8`2" x 7`10"
Laundry	Third	7`9" x 4`0"	Furnace/Utility Room	Main	10`10" x 5`0"
Walk-In Closet	Third	13`9" x 3`2"	Foyer	Main	12`0" x 4`9"

**Balcony**                      **Second**                      **11`5" x 6`5"**                      Legal/Tax/Financial

Condo Fee:                      Title:                      Zoning:  
**\$241**                      **Fee Simple**                      **M-1**  
Fee Freq:  
**Monthly**

Legal Desc:                      **1611365**                      Remarks

Pub Rmks:                      **This beautiful home is missing a gem and that could be you! Discover this gorgeous 3-bedroom, 2.5-bath townhouse in the lovely Nolan Hill community. Surrounded by scenic lawns, this is a place you'll be proud to call home. Its conveniently located near parks, public transit, and grocery stores. The upper floor features a primary bedroom with a walk-in closet and a 4-piece bathroom, along with two additional bedrooms, and another 4-piece bath. The kitchen is equipped with stainless steel appliances including a new refrigerator. The spacious living room with half bath completes this level. The main floor at entrance greets you with a well sized office Den and an oversized double garage with ample of storage space.**

Inclusions:                      **N/A**  
Property Listed By:                      **eXp Realty**

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

