

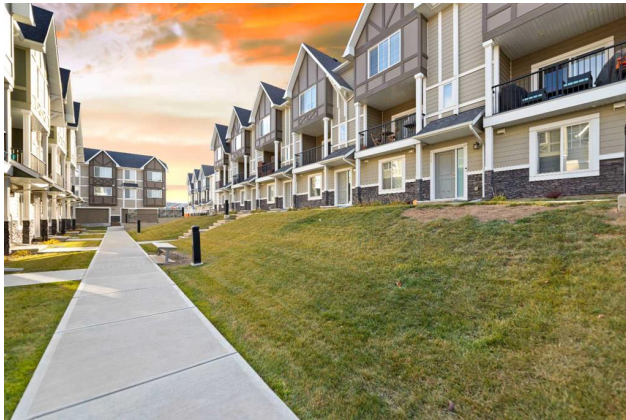


THE
A-TEAM

**RE/MAX
FIRST**

111 NOLANLAKE Villas, Calgary T3R 0Z7

MLS®#: **A2179673** Area: **Nolan Hill** Listing Date: **11/17/24** List Price: **\$505,000**
 Status: **Active** County: **Calgary** Change: **None** 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**

DOM

3
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**
 Construction: **Composite Siding,Concrete,Stone**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 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



