



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2182602**

Area: **Nolan Hill**

Listing Date: **12/06/24**

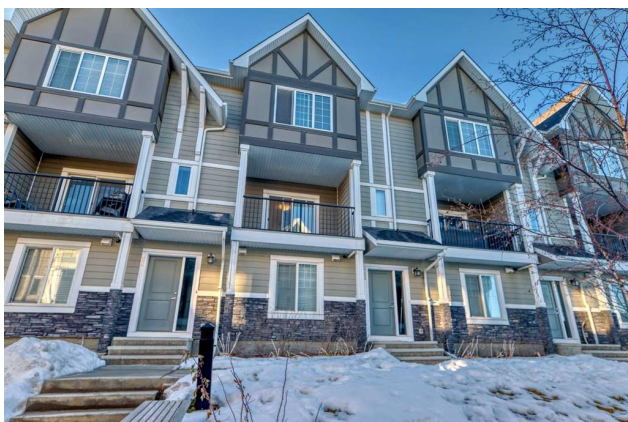
List Price: **\$520,000**

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: **89 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,727**  
Low Sqft:  
Ttl Sqft: **1,727**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Paved,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,Mixed,Stone,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 16`4"	Kitchen With Eating Area	Main	16`6" x 13`11"
Dining Room	Main	9`11" x 11`10"	2pc Bathroom	Main	5`0" x 5`10"
Balcony	Main	6`6" x 11`8"	Laundry	Upper	4`2" x 7`10"
Bedroom - Primary	Upper	10`5" x 12`0"	Walk-In Closet	Upper	13`2" x 3`10"
4pc Ensuite bath	Upper	7`10" x 8`3"	4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`7" x 8`9"	Bedroom	Upper	9`3" x 8`8"
Entrance	Lower	12`1" x 8`7"	Office	Lower	7`9" x 8`10"

Furnace/Utility Room

Lower

4`11" x 11`3"

Legal/Tax/Financial

Condo Fee:  
**\$288**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1611365**

Remarks

Pub Rmks:

**Welcome to this stunning townhome in Nolan Hill! This home combines sleek, modern design with natural wood accents and an abundance of light-filled spaces, featuring a large double garage and high-end finishes throughout. Beautiful wide-plank engineered hardwood flooring flows through the main floor, where the kitchen boasts stainless steel appliances, a massive quartz island, and elegant subway tile backsplash. With 9-foot ceilings, floor-to-ceiling cabinetry, and oversized triple-pane windows, the home is flooded with natural light. The first level offers a welcoming entry/mudroom and a versatile office or gym space with easy access to the double attached garage, making winter commuting a breeze. Upstairs, the spacious living areas include a grand kitchen, bright dining area, and living room that opens to a large balcony with gas BBQ hookup, perfect for hosting family & friends. Heading to the upper level, you have a generous master suite with a walk-in closet and ensuite with quartz counters and dual sinks, plus two additional good-sized bedrooms, a shared 4pc bathroom with tub/shower combo and a large laundry room. A spacious double attached garage adds convenience plus ample visitor parking, while the pet-friendly complex offers access to a pond, green space, and walking trails. Close to shopping and transit, this home is the perfect blend of city convenience and peaceful suburban living. Don't miss out and schedule a showing today!**

Inclusions:  
Property Listed By:

**Electric Stove, Microwave, Refrigerator, Washer & Dryer, Window Coverings & Garage Control(s)**  
**URBAN-REALTY.ca**

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

