



THE A-TEAM

RE/MAX FIRST

204 NOLANLAKE Villas, Calgary T3R 0Z7

MLS@#: A2187815 Area: Nolan Hill Listing Date: 01/17/25 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: 2015

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,Views
Park Feat: Double Garage Attached

DOM

5

Layout

Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony

Construction: Vinyl Siding
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Kitchen, Bedrooms, Bathrooms, and their respective levels and dimensions.

4pc Bathroom

Third

8`4" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1611365**

Remarks

Pub Rmks:

Welcome to Your New Home! This impeccable three-storey townhome in the desirable community of Nolan Hill, located in Northwest Calgary, offers an exceptional opportunity for both first-time homebuyers and savvy investors seeking to expand their portfolio. With 1,744 square feet of thoughtfully designed living space, this modern and stylish residence features 3 spacious bedrooms, 2.5 well-appointed bathrooms, a versatile den, and an oversized attached double garage. The open-concept floor plan exudes elegance, showcasing 9-foot ceilings on the main level, quartz countertops throughout the kitchen and bathrooms, and upgraded full-height cabinetry. The gourmet kitchen is a standout, featuring a large island ideal for both casual dining and entertaining, complemented by sleek stainless steel appliances. Upon entry, you are greeted by a well-sized den, perfect for a home office or quiet retreat. As you head upstairs, the bright and airy main living area seamlessly flows into the expansive living room, which opens onto an oversized balcony with a gas line for a BBQ, ideal for enjoying outdoor meals or relaxing evenings. Adjacent to the kitchen, the formal dining area provides a sophisticated setting for family gatherings. Upstairs, the primary suite offers a generous walk-in closet and a private 3-piece ensuite, providing a peaceful retreat at the end of the day. Two additional spacious bedrooms, a full 4-piece bathroom, and a conveniently located laundry room with a stacked washer and dryer complete the upper floor. The home faces a beautifully maintained community green space, featuring landscaped areas, benches, and plenty of visitor parking. Enjoy proximity to neighborhood parks, ponds, and quick access to major roads such as Sarcee Trail, Shaganappi Trail, and Stoney Trail. This home is just minutes from the Sage Hill Shopping Centre and Beacon Hill Shopping Centre, you'll have convenient access to a variety of amenities including Costco, Canadian Tire, grocery stores, restaurants, and more. Meticulously maintained and move-in ready, this stunning townhome offers both comfort and style in a prime location. Don't miss out on the opportunity to make this exceptional property your new home. Contact your favourite realtor today to schedule a private showing.

Inclusions:
Property Listed By:

**All furniture in home included: 2x Couches, 2x Desks, 1x TV Cabinet/Console as seen.
eXp Realty**

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









