

# \$520,000 - 621 Nolanlake Villas Nw, Calgary

MLS® #A2244983

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential on 0.02 Acres

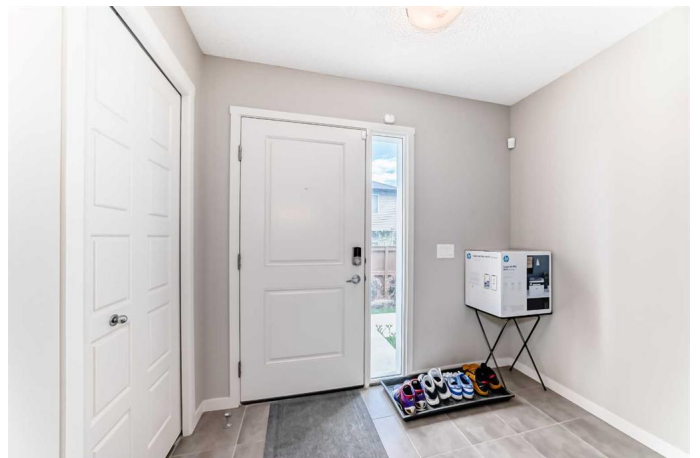
Nolan Hill, Calgary, Alberta

Welcome to your beautiful townhome!

As you park in the warm and spacious double garage, you'll step into a welcoming foyer complete with a large closet—perfect for storing coats, shoes, and guests' belongings. This entry level also includes a versatile room ideal for a home office, gym, or cozy den, along with a convenient utility room.

Upstairs, the main living area offers an expansive and bright open-concept space. Enjoy warm summer evenings on the attached balcony just off the generous living room. The heart of the home is the stunning kitchen, featuring ceiling-height cabinetry, sleek stainless-steel appliances, and a large white quartz island—perfect for both meal prep and casual dining. Adjacent to the kitchen, you'll find a spacious formal dining area and an inviting living room, perfect for entertaining. A thoughtfully placed powder room adds convenience and privacy to this level.

On the upper floor, you'll find two well-sized bedrooms with ample closet space—ideal for a growing family—as well as a conveniently located laundry area. The luxurious primary suite features large windows with custom window treatments, a massive walk-in closet with built-in shelving, and a spa-like ensuite with double sinks, quartz countertops, a separate toilet area, and a spacious 5-foot walk-in shower. An additional



four-piece bathroom serves the secondary bedrooms. Please book your showing as soon as possible.

Built in 2016

### **Essential Information**

MLS® #	A2244983
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,681
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	621 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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