\$519,900 - 407 Nolanlake Villas Nw, Calgary

MLS® #A2213228

\$519,900

3 Bedroom, 3.00 Bathroom, 1,680 sqft Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to your perfect home in the vibrant and family-friendly community of Nolan Hill. This immaculate 3-bedroom, 2.5 bathroom townhome blends stylish comfort with practical living, making it ideal for young families or those starting their homeownership journey. Step inside to a welcoming entry with a flex space perfect for your home office or gym. Upstairs, the bright and open main floor fills with sunshine from oversized windows, airy 9-foot ceilings, and a stunning kitchen showcasing stainless steel appliances, quartz countertops, and a large center island designed for gatherings with family and friends. Enjoy warm evenings grilling on your private balcony, conveniently equipped with a gas BBQ hookup. Unwind upstairs where your spacious primary bedroom awaits, complete with a large walk-in closet and a stylish ensuite featuring dual sinks and glass shower. Two additional bedrooms, another full bathroom, and convenient upper floor laundry make family life easy. An oversized double garage provides plenty of room for bikes, strollers, and outdoor gear, with additional visitor parking just steps away. Ideally located near schools, parks, playgrounds, shopping and fantastic restaurants, Nolan Hill offers safety, comfort, and a welcoming community atmosphere. Plus, quick access to Sarcee, Shaganappi, Stoney Trail, and 144 Ave ensures an easy commute. Don't miss your chance to make this stunning home yours and become part of one of Calgary's most sought-after







Built in 2016

Essential Information

MLS® # A2213228 Price \$519,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,680 Acres 0.02 Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 407 Nolanlake Villas Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R0Z7

Amenities

Amenities Community Gardens, None

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz

Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Central, Forced Air

Cooling None
Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 5
Zoning M-1
HOA Fees 78

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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