

# \$500,000 - 506 Nolanlake Villas Nw, Calgary

MLS® #A2213292

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

\*OPEN HOUSE (s) Saturday and Sunday April 26 & 27 from 12pm to 4pm \*Welcome to this beautifully maintained two-storey townhome in the vibrant community of Nolan Hill, offering over 1,651 sq. ft. of developed living space. With 3 bedrooms, 2.5 bathrooms, a den, and a double attached garage, this home is perfect for families, professionals, or anyone looking for both space and style. From the moment you walk in, you'll be impressed by the open-concept layout featuring 9-foot ceilings, fresh paint throughout, stylish laminate plank flooring, and an abundance of natural light. The thoughtfully designed kitchen stands out with sleek quartz countertops, soft-close cabinetry, ample storage, stainless steel Whirlpool appliances, a timeless subway tile backsplash, and a convenient breakfast bar. Just off the main living area, a spacious private balcony with a natural gas hookup provides the perfect spot for morning coffee or year-round grilling. Upstairs, the primary bedroom offers a walk-in closet and a luxurious ensuite complete with dual vanities and an oversized glass shower. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry area provide comfort and convenience for daily living. On the lower level, the den offers a quiet and flexible space that's ideal for a home office, study area, or reading nook. Additional features include energy-efficient triple-pane windows, a heat recovery ventilation (HRV) system for improved air



quality, stylish faux wood blinds, and a durable exterior finished with fibre cement siding and stone accents. The double-attached garage is fully insulated and drywalled, offering plenty of room for parking and organized storage.

Visitor parking is located directly in front of the unit, and a charming pergola with seating is just steps away. You'll love the location—just minutes from parks, green spaces, and walking paths, with quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail. Sage Hill Centre, Beacon Hill Shopping Centre, Costco, restaurants, and more are all close by. This townhome truly has it all—space, style, and an unbeatable location. Don't miss your opportunity to make it yours. Book your private showing today or explore the 3D virtual tour!

Built in 2016

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213292      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 506 Nolanlake Villas Nw |
| Subdivision | Nolan Hill              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0Z7 |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Community Gardens, Gazebo, Other, Trash, Visitor Parking |
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Attached                                   |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                      |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Stone, Wood Frame        |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | M-1              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.