

# \$489,900 - 621 Nolanlake Villas Nw, Calgary

MLS® #A2244983

**\$489,900**

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          | \$489,900     |
| 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 | 91              |
| Zoning         | M-1 d100        |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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