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

MLS® #A2244983

# \$489,900

3 Bedroom, 3.00 Bathroom, 1,681 sqft Residential on 0.02 Acres

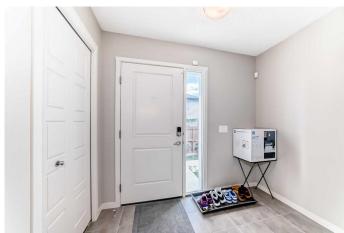
Nolan Hill, Calgary, Alberta

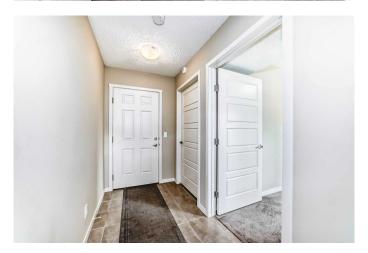
Welcome to your beautiful townhome!
As you park in the warm and spacious double garage, you'II step into a welcoming foyer complete with a large closetâ€"perfect for storing coats, shoes, and guests' belongings. This entry level also includes a versatile room ideal for a home office, gym, or cozy den, 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 islandâ€"perfect for both meal prep and casual dining. Adjacent to the kitchen, you'II 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'II find two well-sized bedrooms with ample closet spaceâ€"ideal for a growing familyâ€"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 Freq. ANN

# **Listing Details**

Listing Office Homecare Realty Ltd.

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