



**GRASSROOTS**  
REALTY GROUP

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## 410 Nolanlake Villas NW Calgary, Alberta

**MLS # A2218254**



# \$529,900

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** NA

Welcome to Cedar Glen's Elements at Nolan Hill! This bright and stylish in-unit townhouse offers over 1,700 sq ft of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms—ideal for families, professionals, or anyone seeking low-maintenance living in a vibrant northwest Calgary community. Freshly painted, carpet washed and cleaned, and all maintenance up to date. The entry-level welcomes you with a versatile flex room, perfect for a home office, gym, hobby space, or guest suite. You'll also enjoy direct access to the oversized double garage, offering ample room for vehicles, storage, and outdoor gear. Upstairs, the open-concept main floor is made for entertaining, with a sleek modern kitchen boasting white quartz countertops, stainless steel appliances, and subway tile backsplash, and a large central island. The kitchen flows effortlessly into spacious dining and living areas with feature modern wall, with access to your own private deck complete with a BBQ gas line—perfect for summer evenings and outdoor dining. On the upper level, you will find a large primary bedroom, featuring a walk-in closet and a spa-inspired ensuite with double sinks and a glass-enclosed shower. Two additional bedrooms, a full bath, and an upper-floor laundry area with washer and dryer complete the level for ultimate convenience. This well-managed complex features Hardie Board and stone exteriors, beautifully landscaped green spaces, and visitor parking. Condo fees include lawn care and snow removal, offering true lock-and-leave ease. Located steps from parks, walking paths, ponds, and local amenities—this home truly has it all. Don't miss your opportunity to own this exceptional home in Nolan Hill!