



**GRASSROOTS**  
REALTY GROUP

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**621 Nolanlake Villas NW**  
**Calgary, Alberta**

**MLS # A2244983**



**\$520,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** n/a

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.