



GRASSROOTS
REALTY GROUP

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108 Nolanlake Villas NW Calgary, Alberta

MLS # A2265906



\$504,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,562 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE – Saturday, November 15, 2:00 - 4:00 PMWelcome to this gorgeous 3-bedroom, 2.5-bathroom townhome in the vibrant and family-friendly community of Nolan Hill. This beautifully maintained home offers the perfect blend of comfort, functionality, and modern design. The entry level features a versatile flex room, ideal for a home office, gym, or den, along with convenient access to the double attached garage. Upstairs, you’ll find a bright open-concept main floor with 9-foot ceilings, abundant natural light, and elegant laminate flooring throughout. The modern kitchen showcases stainless steel appliances, quartz countertops, ceiling-height cabinetry, and a large island—perfect for cooking and entertaining. The dining and living areas flow seamlessly to your private balcony with a gas BBQ hookup, ideal for relaxing evenings. Upstairs, the primary suite offers a spacious walk-in closet and a beautiful ensuite featuring dual sinks and a glass shower. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the level. This well-managed complex boasts durable Hardie Board and stone exteriors, lovely landscaped common areas, and ample visitor parking. Enjoy nearby parks, playgrounds, walking paths, and close proximity to shopping, restaurants, and major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail. Stylish, functional, and move-in ready—this townhome offers an exceptional opportunity to live in one of Calgary’s most desirable northwest communities. Book your showing today!