



GRASSROOTS
REALTY GROUP

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309 Nolanlake Villas NW
Calgary, Alberta

MLS # A2281271



\$464,888

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this modern and stylish townhome located in the highly sought-after community of Nolan Hill. Thoughtfully designed and beautifully finished, this home offers 3 bedrooms, 2.5 bathrooms, a versatile ground-floor den/flex space, and a double attached garage—perfect for small families, downsizers, or young professionals alike. The bright and open main level is flooded with natural light throughout the day, creating an ideal space for both everyday living and entertaining. Contemporary laminate flooring flows seamlessly through the main living area, while large patio doors lead to a private balcony and further enhance the home’s airy feel. The kitchen overlooks the dining and living rooms, making it perfect for keeping an eye on kids or engaging with guests. The chef-inspired kitchen features full-height warm-tone cabinetry with stylish exposed shelving, a large central island, and a built-in pantry—both functional and visually striking. Upstairs, the spacious primary bedroom offers a 4-piece ensuite complete with dual vanities, a walk-in shower, and a walk-in closet. Two additional well-sized bedrooms, a full bathroom, and convenient upper-level laundry complete this floor. Off the foyer, the ground-level den provides flexible space ideal for a home office, workout area, or kids’ playroom. The double attached garage offers secure parking year-round, along with extra storage—perfect for an active lifestyle. Enjoy maintenance-free living in this family-friendly Nolan Hill community, close to parks, schools, shopping, and all amenities. This exceptional townhome won’t last long—don’t miss your opportunity to make it yours. Contact your favourite Realtor today to book a private showing. *** CHECK OUT THE VIRTUAL TOUR ***

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