



**95 Nolanlake Cove NW  
Calgary, Alberta**

**MLS # A2304428**



**\$459,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2018 (8 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>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<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>	Double Vanity, Kitchen Island		

**Inclusions:** None

Open house On April 26th From 2pm-4pm. Welcome to this bright and spacious 3 level townhouse offering over 1,700 sq ft of stylish living space with a double attached garage, ideally located in the highly sought-after community of Nolan Hill. Designed for comfort and style, this beautifully finished home offers 3 bedrooms, 2.5 bathrooms, and a versatile ground-level den/flex space—perfect for small families, downsizers, or young professionals. The bright, open-concept main level is filled with natural light from large front and rear windows, enhanced by 9-ft ceilings, recessed lighting, and contemporary hardwood flooring throughout. Patio doors lead to an oversized private balcony, ideal for summer barbecues and relaxing evenings. The chef-inspired kitchen overlooks the dining and living areas, making it perfect for entertaining or keeping an eye on kids. It features full-height warm-tone cabinetry with exposed shelving, rich quartz countertops, a large central island with storage, a built-in pantry, and stainless steel appliances, including a fridge with a water line. Upstairs, the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite with dual vanities and a walk-in shower. Two additional well-sized bedrooms, a full bathroom with tile flooring and quartz counters, and convenient upper-level laundry complete this floor. On the entry level, the den offers flexible space for a home office, gym, guest room, or play area. The double attached garage provides secure year-round parking and extra storage for an active lifestyle. Steps from walking paths and a children’s park, and just across the boulevard from a convenient shopping plaza with groceries, banks, restaurants, and more, this home offers the perfect balance of comfort and convenience. Move in and enjoy maintenance-free living in this family-friendly Nolan Hill community!