



**521 Nolanlake Villas NW**  
**Calgary, Alberta**

**MLS # A2142353**



**\$550,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2016 (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, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, Steam	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Silent Floor Joists	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Stone Counters		

**Inclusions:** None

OPEN HOUSE SAT JUN 29 1 to 2 PM. Welcome to Nolanlake Villas. This contemporary three-bedroom townhouse is in impeccable condition, offering a well-designed open-concept functional floorplan and featuring three bedrooms, 2.5 bathrooms, a den, large bright windows, a high-efficiency hot water tank, furnace, an HRV system, low flush toilets, and high-efficiency windows for ultimate comfort. The entry-level includes a spacious tiled foyer with ample closet space and a generous den area perfect for a home office or gym. The second level boasts a large living room with an attached deck, an incredible kitchen with high-end cabinets to the ceiling, stainless steel appliances, and a large island with white quartz countertops. The adjacent dining area is perfect for family gatherings. Upstairs, you'll find two well-sized kids' rooms with large closets, a custom laundry area with built-in shelving, and the primary bedroom with a walk-in closet, custom wall treatments, and an ensuite retreat featuring his/her sinks and a walk-in shower. This immaculate home shows true pride of ownership throughout. Call today to schedule your private viewing.