



**111 NOLANLAKE Villas NW**  
**Calgary, Alberta**

**MLS # A2179673**



**\$495,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,691 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, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 241
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

This beautiful home is missing a gem and that could be you! Discover this gorgeous 3-bedroom, 2.5-bath townhouse in the lovely Nolan Hill community. Surrounded by scenic lawns, this is a place you'll be proud to call home. Its conveniently located near parks, public transit, and grocery stores. The upper floor features a primary bedroom with a walk-in closet and a 4-piece bathroom, along with two additional bedrooms, and another 4-piece bath. The kitchen is equipped with stainless steel appliances including a new refrigerator. The spacious living room with half bath completes this level. The main floor at entrance greets you with a well sized office Den and an oversized double garage with ample of storage space.