

**516 Nolanlake Villas NW**  
**Calgary, Alberta**

**MLS # A2216570**



**\$485,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ, Tire Rack in Garage		

\*OPEN HOUSE(s) Saturday May 3 from 12 pm to 4 pm and Sunday May 4 from 12 pm to 4 pm \*Welcome to this impeccably maintained two-storey townhome, ideally situated in the vibrant community of Nolan Hill. Offering over 1717 sq. ft. of thoughtfully developed living space, this home features 3 bedrooms, 2.5 bathrooms, a versatile den, and a double attached garage—perfect for families, professionals, or anyone seeking a balance of comfort, style, and functionality. From the moment you enter, you'll be impressed by the open-concept design, enhanced by 9-foot ceilings, elegant laminate plank flooring, and abundant natural light throughout. The modern kitchen is a standout, boasting sleek quartz countertops, soft-close cabinetry, generous storage, stainless steel appliances, a timeless subway tile backsplash, and a convenient breakfast bar for casual dining. Adjacent to the main living area, a spacious private front patio with a natural gas hookup offers an ideal setting for morning coffee or year-round barbecuing. Upstairs, the primary suite features a walk-in closet and a luxurious ensuite with an oversized glass shower. Two additional oversized bedrooms, a full bathroom, and an upper-floor laundry area ensure day-to-day comfort and convenience. The lower-level den provides a flexible space perfect for a home office, gym, study area, or reading nook. Additional highlights include energy-efficient triple-pane windows, a heat recovery ventilation (HRV) system for enhanced indoor air quality, stylish faux wood blinds, and a durable exterior finished with fibre cement siding and stone accents. The fully insulated and drywalled double attached garage offers ample space for parking and organized storage. Visitor parking is conveniently located just steps from the front entrance, and a charming pergola with seating adds to the community

appeal. Enjoy close proximity to parks, walking paths, and green spaces, with quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail. Nearby amenities include Sage Hill Centre, Beacon Hill Shopping Centre, Costco, and a variety of dining options. This townhome truly offers the best of both style and location. Don't miss your opportunity—schedule your private showing today or explore the 3D virtual tour!