

# \$499,900 - 607 Nolanlake Villas Nw, Calgary

MLS® #A2235184

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,705 sqft

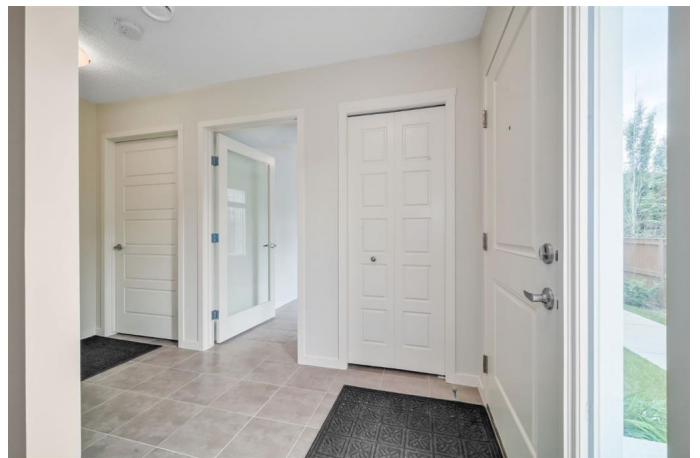
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this exceptional over 1,700 sq ft townhome in "The Elements of Nolan Hill" complex, offering contemporary style and a private setting backing onto single-family homes. Built in 2018, this quiet unit boasts a unique private front entrance, setting it apart from the rest of the complex.

The main floor features an open-concept layout, seamlessly connecting the upgraded kitchen with sleek stone countertops and stainless steel appliances to the spacious living and dining areas. A convenient half bath on this level adds to the functionality.

Upstairs, you'll find two well-sized bedrooms, a four-piece main bathroom, and a generous primary bedroom complete with its own private ensuite. Throughout the home, enjoy the durability and modern aesthetic of luxury vinyl plank flooring and stylish tile. Step outside to your exceptionally sized balcony, perfect for entertaining or relaxing, and equipped with a natural gas line for your BBQ. The lower level provides direct access to the double-wide attached garage, along with a versatile den/flex room – ideal for a home office, gym, or media space. Location is key! This home offers incredible convenience, just minutes from Costco off Sarcee Trail and a vast array of associated shopping, restaurants, and shops. Enjoy easy access to major roadways, making your commute a breeze. This home is an ideal choice for first-time buyers or those



looking to step up into a modern,  
low-maintenance lifestyle in a vibrant Calgary  
community. Don't miss this opportunity!

Built in 2016

### **Essential Information**

MLS® #	A2235184
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	607 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	64
Zoning	M-1 d100

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.