



**210 Nolanlake Villas NW
Calgary, Alberta**

MLS # A2308782



\$450,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,747 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Other, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Is this the best priced, pet-friendly, low condo fees, and sunny end-unit townhome with over 1700 sq ft and attached double garage in all of Nolan Hill? We certainly think so! We also encourage you to look in next door in Sherwood, Kincora, and Sage Hill, for this is the 3 bedroom 2.5 bathroom townhome you have been waiting for! Is it not tiresome seeing overpriced, outdated, or properties with mistreated interiors come on the market over and over again? We hear you! We invite you to come visit Elements of Nolan Hill, perfectly located in one of the quietest locations in all of NW Calgary, perfect for the single professional —or couple— that values build quality, location, pride of ownership, and proximity to all services and amenities. Don’t even think about signing up for a project you don’t want, having to update & upgrade an old townhome unit for months (years?) on end and enjoy —from the moment you move in— this extremely well kept, well-illuminated end unit layout. Boasting one of the largest floorplans in the entire complex, you can say goodbye to compromising on space, for your future living room, dining room, and your fantastically equipped kitchen have ample room to entertain you, your guests, and then some! Upstairs you can forget about sharing a bathroom ever again, as your generous sized primary bedroom comes with its own spacious ensuite and walk in closet. The additional two bedrooms give you all the room you need to grow, plus they too have their own bathroom. Finally, don’t forget about the attached double garage! You can forget about scraping snow off your vehicle, and sleep easy knowing your car and its belongings are safely stored indoors. This pristine, pet-friendly, low condo fees townhome located in the quiet part of Nolan Hill has everything you need and is ready for a new owner who

wants quick access to it all: 8 minute drive from Costco, a few minutes walk from green spaces for you and the family, short drive to various schools, and easy access to Sarcee, Shaganappi, and Stoney Trail for all your commuting needs. This unit shows 10/10 in photos and even better in person. Call your REALTOR® of choice and book a showing today!