



GRASSROOTS
REALTY GROUP

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510 Nolanlake Villas NW
Calgary, Alberta

MLS # A2331781



\$469,880

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Stylish, spacious, and move-in ready, this exceptional end-unit townhome checks all the boxes. Offering 3 bedrooms, 1,711 sq. ft. of total living space, premium finishes throughout, and an incredible location, this beautifully maintained home perfectly blends modern design, everyday functionality, and exceptional value. Step inside to discover a bright, open-concept main floor featuring 9-foot ceilings, durable vinyl plank flooring, elegant quartz countertops, and an abundance of natural light thanks to its desirable corner-unit location. The chef-inspired kitchen is designed to impress with stainless steel appliances, upgraded full-height cabinetry, a spacious breakfast bar, and plenty of prep and storage space - ideal for entertaining or everyday living. The adjoining living and dining areas flow effortlessly onto a large private balcony complete with a gas line for your BBQ, creating the perfect space to relax or host family and friends. Upstairs, the spacious primary retreat offers a walk-in closet and a beautifully appointed ensuite featuring dual vanities and an oversized walk-in shower. Two additional generously sized bedrooms, a stylish 5-piece bathroom, and the convenience of an upper-floor laundry room complete the second level. The lower level offers a versatile flex space that's perfect for a home office, fitness area, or hobby room. An oversized double attached garage provides plenty of room for vehicles and extra storage, while visitor parking and additional street parking are conveniently located just steps away. Located in the highly sought-after community of Nolan Hill, you'll love the abundance of parks, green spaces, walking paths, and the area's tranquil pond, all while enjoying quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail for an easy commute anywhere in the city. Shopping, restaurants, schools, and everyday amenities are all just minutes from

your doorstep. Lovingly maintained and showcasing true pride of ownership, this home is completely move-in ready and offers an outstanding opportunity to own one of the finest townhomes in the complex. Don't miss your chance to make it yours - book your private showing today! Please Note: Per RMS standards, the above-grade measured size is 1,406 sq. ft. Total developed living space is approximately 1,711 sq. ft.