

\$520,000 - 621 Nolanlake Villas Nw, Calgary

MLS® #A2244983

\$520,000

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential on 0.02 Acres

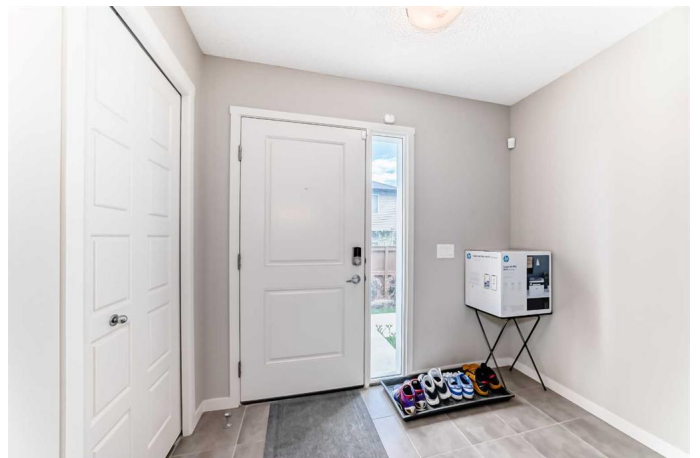
Nolan Hill, Calgary, Alberta

Welcome to your beautiful townhome!

As you park in the warm and spacious double garage, you'll step into a welcoming foyer complete with a large closet—perfect for storing coats, shoes, and guests' belongings. This entry level also includes a versatile room ideal for a home office, gym, or cozy den, along with a convenient utility room.

Upstairs, the main living area offers an expansive and bright open-concept space. Enjoy warm summer evenings on the attached balcony just off the generous living room. The heart of the home is the stunning kitchen, featuring ceiling-height cabinetry, sleek stainless-steel appliances, and a large white quartz island—perfect for both meal prep and casual dining. Adjacent to the kitchen, you'll find a spacious formal dining area and an inviting living room, perfect for entertaining. A thoughtfully placed powder room adds convenience and privacy to this level.

On the upper floor, you'll find two well-sized bedrooms with ample closet space—ideal for a growing family—as well as a conveniently located laundry area. The luxurious primary suite features large windows with custom window treatments, a massive walk-in closet with built-in shelving, and a spa-like ensuite with double sinks, quartz countertops, a separate toilet area, and a spacious 5-foot walk-in shower. An additional



four-piece bathroom serves the secondary bedrooms. Please book your showing as soon as possible.

Built in 2016

Essential Information

MLS® #	A2244983
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,681
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	621 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.