$500,000 - 506 Nolanlake Villas Nw, Calgary

MLS® #A2213292

$500,000

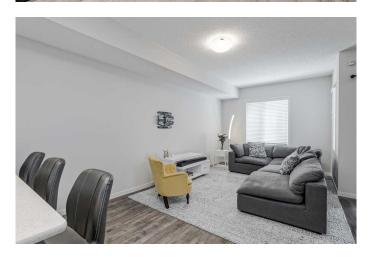3 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained two-storey townhome in the vibrant community of Nolan Hill, offering over 1,651 sq. ft. of developed living space. With 3 bedrooms, 2.5 bathrooms, a den, and a double attached garage, this home is perfect for families, professionals, or anyone looking for both space and style. From the moment you walk in, you'll be impressed by the open-concept layout featuring 9-foot ceilings, fresh paint throughout, stylish laminate plank flooring, and an abundance of natural light. The thoughtfully designed kitchen stands out with sleek quartz countertops, soft-close cabinetry, ample storage, stainless steel Whirlpool appliances, a timeless subway tile backsplash, and a convenient breakfast bar. Just off the main living area, a spacious private balcony with a natural gas hookup provides the perfect spot for morning coffee or year-round grilling.

Upstairs, the primary bedroom offers a walk-in closet and a luxurious ensuite complete with dual vanities and an oversized glass shower. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry area provide comfort and convenience for daily living. On the lower level, the den offers a quiet and flexible space that's ideal for a home office, study area, or reading nook. Additional features include energy-efficient triple-pane windows, a heat recovery ventilation (HRV) system for improved air quality, stylish 2″ faux wood blinds, and a

durable exterior finished with fibre cement siding and stone accents. The double-attached garage is fully insulated and drywalled, offering plenty of room for parking and organized storage.

Visitor parking is located directly in front of the unit, and a charming pergola with seating is just steps away. You'll love the location—just minutes from parks, green spaces, and walking paths, with quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail. Sage Hill Centre, Beacon Hill Shopping Centre, Costco, restaurants, and more are all close by. This townhome truly has it all—space, style, and an unbeatable location. Don't miss your opportunity to make it yours. Book your private showing today or explore the 3D virtual tour!

Built in 2016

Essential Information

MLS® #	A2213292
Price	$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	506 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Gazebo, Other, Trash, Visitor Parking, Community Gardens
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 24th, 2025
Days on Market	14
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty