

\$504,000 - 108 Nolanlake Villas Nw, Calgary

MLS® #A2265906

\$504,000

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.02 Acres

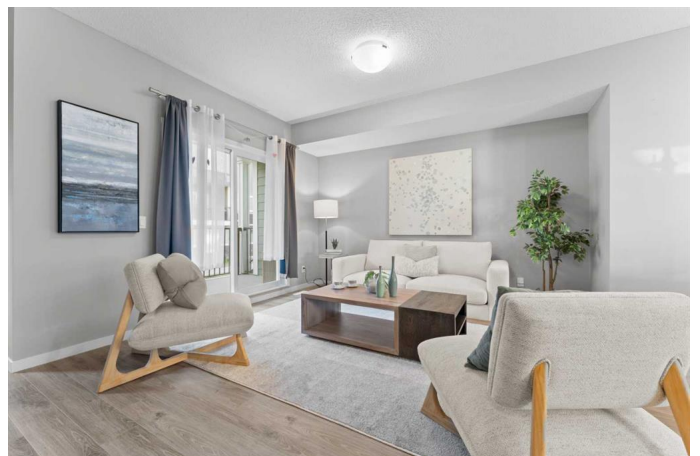
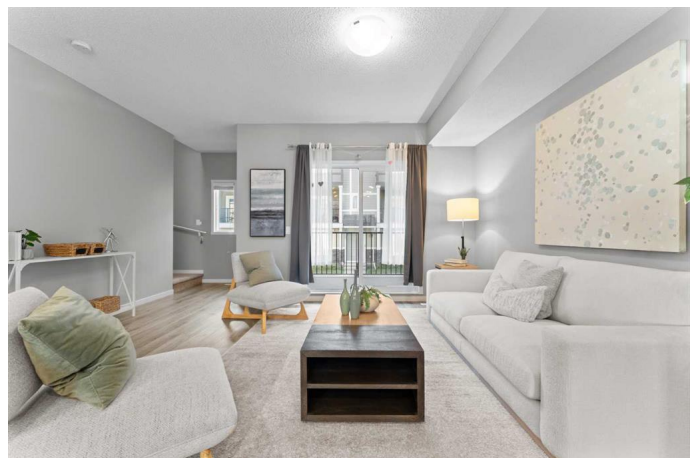
Nolan Hill, Calgary, Alberta

OPEN HOUSE â€” Saturday, November 15, 2:00 - 4:00 PMWelcome to this gorgeous 3-bedroom, 2.5-bathroom townhome in the vibrant and family-friendly community of Nolan Hill. This beautifully maintained home offers the perfect blend of comfort, functionality, and modern design.

The entry level features a versatile flex room, ideal for a home office, gym, or den, along with convenient access to the double attached garage. Upstairs, youâ€™ll find a bright open-concept main floor with 9-foot ceilings, abundant natural light, and elegant laminate flooring throughout. The modern kitchen showcases stainless steel appliances, quartz countertops, ceiling-height cabinetry, and a large islandâ€”perfect for cooking and entertaining. The dining and living areas flow seamlessly to your private balcony with a gas BBQ hookup, ideal for relaxing evenings.

Upstairs, the primary suite offers a spacious walk-in closet and a beautiful ensuite featuring dual sinks and a glass shower. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the level.

This well-managed complex boasts durable Hardie Board and stone exteriors, lovely landscaped common areas, and ample visitor parking. Enjoy nearby parks, playgrounds, walking paths, and close proximity to shopping, restaurants, and major routes



including Stoney Trail, Sarcee Trail, and Shaganappi Trail.

Stylish, functional, and move-in ready—this townhome offers an exceptional opportunity to live in one of Calgary’s most desirable northwest communities. Book your showing today!

Built in 2015

Essential Information

MLS® #	A2265906
Price	\$504,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	108 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

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

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	23
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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